LOS ANGELES COUNTY
DEPARTMENT OF
REGIONAL PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

CONNIE CHUNG, AICP
Deputy Director,
Advance Planning

DAVID DE GRAZIA
Deputy Director,
Current Planning

SHARON GUIDRY
Deputy Director,
Land Use Regulation

JOSEPH HORVATH
Administrative Deputy,
Administration

July 22, 2025

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

Dear Supervisors:

PROJECT NO. 96-044-(5)
MODIFICATION TO CONDITIONAL USE PERMIT NO. RPPL2019002028
APPLICANT: SPRING CANYON RECOVERY LLC
PROJECT LOCATION: NORTH OF THE ANTELOPE VALLEY FREEWAY AND SOLEDAD CANYON ROAD, BETWEEN SHADOW PINES BOULEVARD AND AGUA DULCE CANYON ROAD (TR48086, TR48086-1, TR48086-2, TR48086-3)
SOLEDAD ZONED DISTRICT
FIFTH SUPERVISORIAL DISTRICT (3-VOTES)

SUBJECT

This item is an appeal of the California Environmental Quality Act (CEQA) decision of the Los Angeles County (County) Regional Planning Commission (Commission) to adopt the 2024 Addendum to the Certified Final Environmental Impact Report (FEIR) for the Project. The 2024 Addendum to the FEIR is associated with Modification to Conditional Use Permit (CUP Mod) No. RPPL2019002028, which proposes to modify 12 Conditions of Approval (COAs) of Conditional Use Permit (CUP) No. 96-044-(5) (original CUP), as requested by the applicant, Spring Canyon Recovery LLC (Project).

The original CUP was approved by the Los Angeles County Board of Supervisors (Board) on August 3, 2004, as one of the entitlements approved to facilitate the development of a 542-unit subdivision, known as the "Spring Canyon Project". Vesting Tentative Tract Map No. 48086 was also approved with the original CUP. On August 3, 2004, the Board also approved and certified the FEIR, the Mitigation Monitoring and Reporting Program, and adopted the Findings of Fact and a Statement of Overriding Considerations.

On August 18, 2019, the Commission approved a Fourth Amendment to Vesting Tentative Tract No.

48086 (ATM4) and an Addendum to the FEIR. The CUP Mod is consistent with previously approved ATM4. The CUP Mod updates the original CUP conditions to align with certain conditions that were previously modified or added with ATM4. The CUP Mod is required by Condition No. 20 of ATM4 to ensure the conditions between the two entitlements are consistent. The Project presents no change - physical, material, or otherwise, to the previously approved Spring Canyon Project.

On October 22, 2024, after conducting a duly-noticed public hearing, the Hearing Officer approved the 2024 Addendum to the FEIR (State Clearinghouse No. 1997031043) and approved the Project. The decision was subsequently appealed to the Commission by the Mountains Recreations Conservation Authority (MRCA). On February 12, 2025, the Commission held a duly-noticed public hearing to hear the appeal of the Hearing Officer's decision. At the close of the hearing, the Commission unanimously voted to approve the 2024 Addendum to the FEIR and deny the appeal and uphold the Hearing Officer's decision to approve the CUP Mod.

On February 21, 2025, on behalf of Santa Clarita Organization for Planning the Environment (SCOPE), Lynne Plambeck appealed the Commission's decision to the Board. However, a CUP Mod is a Type II permit where the Commission's decision is final pursuant to 22.228.070.B. Of the six reasons for appeal cited by SCOPE in the Board appeal, only one relates to the environmental analysis, which is appealable to the Board pursuant to 22.220.020.C.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Deny the CEQA appeal; and

2. Approve the 2024 Addendum to the certified Final EIR associated with CUP Mod No. RPPL2019002028, completed in compliance with CEQA and the State and County Guidelines;

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

CEQA requires environmental review of discretionary projects, including the CUP Mod, to disclose the environmental effects of a project to the public and decision-makers and ways to minimize those effects through mitigation measures and project alternatives. As required by CEQA, an Addendum to the certified FEIR was determined to be the appropriate environmental determination for the CUP Mod, which implements previously approved COAs by aligning the CUP COAs with those approved under ATM4. Therefore, the requisite CEQA determination facilitates the Project, promotes the County's vision for improving the overall value and qualify of life in unincorporated areas, and supports the implementation of the following Goals and Strategies of the 2024-2030 County Strategic Plan:

North Star Priority 1: Make Investments That Transform Lives, Focus Area C - Housing and Homelessness.

The Project adheres to CEQA and supports the previously approved development of 492 market-rate, single-family homes. The Spring Canyon Project would help the County meet the demand for homeownership opportunities, ease pressure on the rental market by freeing up units, and stabilize rents, which tend to rise with increased rental demand. This Spring Canyon Project and the implementation of the CUP Mod will contribute to the County's overall housing stock, alleviating the

County's critical housing shortage, and indirectly ameliorating the affordable housing and homelessness crisis.

North Star Priority 2: Foster Vibrant and Resilient Communities, Focus Area D - Sustainability, Strategy 1 - Climate Health.

The Project's conditions added or modified under ATM4 incorporate the following solar and energy efficiency features, which help mitigate climate change, and strive to create climate-resistant communities:

The installation of a solar panel system that generates the electrical equivalent to 3 KwH for every residential unit.
Twenty-five electric vehicle (EV) charging stations within the Project Site and/or the surrounding community for the public to access and use.
A 220V outlet in the garage of every residential dwelling unit for future EV charging.
A tankless on-demand water heater for every residential unit.
A rainwater collection system to reduce landscape water use for every residential unit.
Every residential dwelling unit must comply with current ordinances and State laws, including low water and water conservation.
Every residential dwelling unit must be plumbed for an optional greywater system to recycle washing machine water or kitchen sink water for use in backyard landscaping.
All landscaped common space and residential front yards must comply with County Code and State laws pertaining to drip irrigation with drought-tolerant and/or native landscaping.
If any community pool is built within the subdivision, it must be equipped with solar panels for heating.

North Star Priority 2 – Foster Vibrant and Resilient Communities, Focus Area D - Sustainability, Strategy 3 – Natural Resources.

The CUP Mod is necessary to ensure the implementation of the COAs approved under ATM4 to preserve approximately 277 acres of natural open space that will be maintained by a public agency or non-profit conservation organization for long-term maintenance. Further, recordation of a conservation easement will ensure the open space remains undeveloped. The CUP Mod also carries over conditions intended to aid wildlife crossing, such as the incorporation of landscaping with indigenous plants, and prohibiting specific improvements that might hinder wildlife crossing, such as the use of "V" ditches. The CUP Mod also carries over conditions requiring only indigenous vegetation to be used in the open spaces, and for the revegetation of slopes outside of the fuel modification zones, as well as land banking for the native Holly-leaf cherry tree mitigation plantings to compensate for the loss of the native vegetation as a result of development and ensure the healthy propagation of the native trees. These conditions support thriving ecosystems, habitats, and biodiversity.

North Star Priority 2 – Foster Vibrant and Resilient Communities, F- Community Connections, Strategy 1 – Engagement.

The Project will construct a publicly-accessible trail that will be dedicated to the County in perpetuity, as well as two private parks, a passive and an active park, that will be open to the public, free of charge. The one-acre passive park includes walkways through the landscaped park. The 18-acre active park includes, among other things, a youth soccer field with bleachers, tot lots with play and shade structures, seating, a picnic area with barbeque grills and shade structures, restroom facilities, and a parking lot with bike racks. The parks will provide spaces for public gatherings and recreational

opportunities for all ages, facilitating positive social connection, while promoting healthy communities.

FISCAL IMPACT/FINANCING

The Project's requisite CEQA determination enables development of the Spring Canyon Project, which consists of detached single-family residences (fee-simple lots) and attached condominiums (common interest ownership as townhomes, duplexes, and triplexes). The construction and operating costs of the development are to be borne by the applicant and purchasers of the market-rate units created as part of the Project. The Project will construct sewer, water, and electrical improvements to support the development. The applicant and future homeowners will fully cover the associated costs of making such connections. The applicant is also required to fully cover the costs associated with physical improvements and inspections required by the County Departments of Public Works, Fire, and Public Health.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On February 21, 2025, SCOPE filed an appeal of the Commission's approval, along with all entitlements and CEQA approvals, providing the following reason for the appeal:

1) Public comments provided by SCOPE during the public comment period were not provided to the Commission.

2) The appellant notes the Project is in a designated Very High Fire Hazard Severity Zone (VHFHSZ) and objects to a portion of modified CUP Condition No. 17, which requires the Permittee to provide proof that the second means of access has been constructed before issuance of a building permit for the 301st residential unit. The appellant claims the condition conflicts with the Safety Element of the General Plan and new State and County regulations regarding evacuation routes, and requests this part of proposed Condition No. 17 to be removed.

3) The Project's sole ingress and egress, provided under the 14 Freeway, has a paved width of 22 feet which creates a "bottleneck for wildfire evacuation."

4) Concerns over wording of changed Project conditions.

5) The EIR analysis and subsequent environmental analyses related to the four tentative map amendments are old. Since the last approval of ATM4, the Southern California Mountain Lion was listed as a California Endangered Species Act (CESA) candidate which affords the same protection to candidate species as declared CESA species.

6) All Project COAs should be provided in a manner that is easy to access and understand.

Response to the Appellant's Claims

Regarding reason no. 5 and the environmental analysis, in 2020, the California Department of Fish and Wildlife (CDFW) listed the Southern California Mountain Lion as a candidate CESA species following certification of the FEIR in 2004 and approval of the ATM4 and corresponding Addenda in

2019. However, the listing does not increase or introduce additional environmental impacts from the Project because the FEIR's analysis, Findings of Fact, and prior Addenda took wildlife movement, including mountain lions, into account and determined the impact to be significant and unavoidable with the incorporation of feasible mitigation. Therefore, the subsequent listing does not change the Project's impact on the species because the previous environmental review and adopted mitigation measures adequately focused on the real-world effects of the Spring Canyon Project on mountain lion populations and migration, and the CUP Mod Project presents no changes to subdivision design or scope of the proposed development. As such, the 2024 Addendum to the FEIR is the appropriate CEQA determination for the CUP Mod Project.

While only the matter related to CEQA is on appeal before the Board, brief responses to other claims are provided below:

1) The published Commission Public Hearing Agenda instructs the public to submit written comments to comment@planning.lacounty.gov by noon the day before the scheduled hearing; otherwise, the comments will not be provided to the Commission but will be added to the public record. Additionally, the public hearing notice instructs the public to submit written comments to the Project planner and provides the planner's e-mail address and a physical mailing address. County IT staff confirmed that the Project planner did not receive the public comment letter e-mailed on February 10, 2025, at 12:36 p.m. Upon examination of the subject e-mail, it appears that a semicolon or comma was missing to separate multiple e-mail addresses resulting in an unfortunate delivery error. As acknowledged in the appeal, the written comment was provided after the noon submission cutoff, and therefore, this correspondence was not provided to the Commission in advance of the hearing. However, this letter is included as pages 4-27 of the appeal. The correspondence received on time from SCOPE and the original appellant, MRCA, was included in the Supplemental Memo to the Commission dated February 11, 2025. The appellant appropriately notes that CUP Mod Finding No. 11 erroneously states that no public comments were received for the Commission. In turn, staff prepared an Addendum to the Commission's Findings updating Finding No. 11 for the record. (See Attachment No. 2).

2) The Project is in a designated VHFHSZ and requires two means of access (ingress/egress) for the 492 single-family residential development. The Project provides three means of access, all of which are included in Phase 1 as depicted in the approved ATM4. In 2019, the Board also found the construction of a fire station and transfer of said facility lot to the County would allow the County to address fire and hazard concerns within the proposed subdivision and surroundings (ATM4 Finding Nos. 34 and 35), thus allowing the Permittee to construct 300 homes before constructing the Project's second means of access. The substantive changes to the Spring Canyon Project were approved in 2019 as part of ATM4, and the current Project under consideration proposes no changes. Since the original Spring Canyon Project was approved in 2004, it is not subject to the Safety Element Update that was adopted in July 2022. The Project is required to comply with State laws regarding wildfire safety and resiliency, such as Chapter 7A which regulates the California Building Code, and County Building Code for construction within a VHFHSZ, as well as with a fuel modification plan.

3) The Project will construct three points of access (Stonecrest Road, Yellowstone Lane extension, and Shenandoah Lane extension). Project construction has not started at this time. Currently, the Project's sole ingress and egress is provided via Stonecrest Road, which has a paved width of 22 feet. The Project will widen Stonecrest Road and increase the paved width to 28 feet for vehicles as well as provide sidewalks and a multi-use trail on the western and eastern sides of the street, respectively, as shown on the approved ATM4. The Commission addressed this concern at

the February 12, 2025, public hearing of MRCA's appeal.

4) All new or modified ATM4 COAs are proposed to be carried over verbatim to the CUP Mod, as approved by the Commission.

6) All previously issued discretionary planning entitlements related to the Spring Canyon Project are publicly available on Legistar and the Archived Case and Hearing Information webpage. Links to the records are provided below:

CUP Mod at the Commission (LINK)
CUP Mod at Hearing Officer (LINK)
Archived Project Materials (LINK)

Hearing Officer Proceedings

On October 22, 2024, the Hearing Officer heard a presentation from Staff and testimony from the Permittee, MRCA, and SCOPE. Patrick Parker, for the Permittee, acknowledged that there is a lot to do to build the Project, but they are happy to accept the modified conditions which ensure the Project is built as approved.

Testimony from Lynne Plambeck, on behalf of SCOPE, included: disclosure that they worked with the Permittee in shaping the conditions that were added to ATM4; concern about changes to the CUP conditions, lack of water, status of the required sewer lift upgrade; disbelief that the Project is still alive; and confusion over the applicable Addendum.

Testimony from Paul Edelman, on behalf of MRCA, expressed concern about whether the Project would meet the Low Impact Development requirements, and shared its preference for public management of the Project's open space.

After the Permittee's rebuttal, which included assurances that applicable mitigation measures were satisfied leading up to recording the final map, that separate environmental permits were obtained, that the Project's open space would be funded, and that the modified conditions require indigenous and native plantings, the Hearing Officer closed the public hearing and approved the Project. Staff confirmed that the CUP Mod would be recorded.

Commission Hearing Proceedings

On February 12, 2025, the Commission held a public hearing for the appeal, filed October 31, 2024, of the Hearing Officer's approval of the CUP Mod; the appeal was filed by MRCA. The Commission heard a presentation from staff, the Permittee, the appellant, and testimony from SCOPE. The Permittee stated that they intend to comply with the approved COAs, and they've posted bonds for the Project grading and infrastructure to guarantee work.

The sole appellant, Paul Edelman for MRCA, sought clarification on the Landscaping and Lighting District (LLAD) for the Project and requested the Commission modify a condition to require an endowment in the event the LLAD does not go forward, and transfer of the open space prior to issuance of the first building permit.

The Permittee testified in rebuttal that it shares MRCA's same goal for open space land to be maintained. Implementing permits were obtained from other agencies which require the Permittee to maintain the open space regardless of whether there is a valid LLAD. The County Department of

Public Works staff confirmed the LLAD was formed by the Board.

Lynne Plambeck for SCOPE, also testified, expressing disbelief that the Project had not been built and that it appealed ATM4 in 2019 due to the delay in constructing second phase amenities out of concern that the second phase wouldn't get built. The testifier also stated that SCOPE previously agreed with additional COAs added under ATM4 to make the Spring Canyon Project sustainable, and they continue to support the conditions included in the CUP Mod, except for the condition that allows the construction of 300 residential units before construction of the second means of access.

After Commission questions about the Project's access roads, timing, and progress of construction as well as when tax assessment would begin, the Commission added an additional condition to revisit the LLAD to ensure the tax assessment provides sufficient funding. The Commission voted unanimously to certify the 2024 Addendum to the FEIR; and deny the appeal and approve the Project with the added condition.

ENVIRONMENTAL DOCUMENTATION

A 2024 Addendum to the certified FEIR was prepared for the Project, which modifies 12 COAs of the original CUP, because the FEIR's analysis, Findings of Fact, and prior Addenda took mountain lion movement into account and determined the impact to be significant and unavoidable with the incorporation of feasible mitigation. Therefore, CDFW's subsequent CESA candidate listing of the Southern California Mountain Lion does not change the Project's impact on the species because the previous environmental review and adopted mitigation measures adequately focused on the real-world effects of the Spring Canyon Project on mountain lion populations and migration, and the CUP Mod Project presents no changes to the subdivision design or scope of the previously approved Spring Canyon Project (See Attachment No. 3).

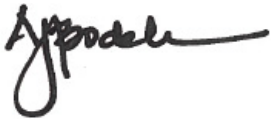
IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the Project is not anticipated to have negative impacts on current projects. The Project will continue to implement the Project's previously adopted mitigation measures and conditions of approval.

CONCLUSION

For further information, please contact Marie Pavlovic, Senior Planner, of the Subdivisions Section at (213) 974-6433 or mpavlovic@planning.lacounty.gov.

Respectfully submitted,



Amy J. Bodek, AICP
Director

AJB:DD:JSH:EGA:MP:lm

c: Executive Officer, Board of Supervisors
Assessor
Chief Executive Officer
County Counsel
Public Works, Director

EXECUTIVE OFFICE
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

APPEAL FORM
NON-APPLICANT

SUBDIVISION PROJECT APPEAL: YES X NO _____
with all entitlements and CEQA approvals
ADMINISTRATIVE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ONLY APPEAL: YES _____ NO _____

COASTAL DEVELOPMENT PERMIT APPEAL: YES _____ NO _____

DATE: 2-24-25

DEPARTMENT: Regional Planning

PROJECT NUMBER: 25-020 96-044-(5)

APPLICANT NAME: Spring Canyon Recovery Acquisiton LLC

PROJECT LOCATION: Santa Clarita Area (Canyon Country)

ZONED DISTRICT: _____

Related Zoning Matters:

CONDITIONAL USE PERMIT (CUP) NUBMBER(S): RPP/201900078

VARIANCE NUBMBER(S): _____

ZONE CHANGE NUBMBER(S): _____

This is an appeal of the decision of the Regional Planning Commission regarding the project above. This form is to be filed in person with a form of personal identification and a check or money order made payable to the "Board of Supervisors" during regular business hours of 8:00 a.m. to 5:00 p.m. prior to the appeal deadline at the address below. Appeal fees subject to change. Contact the Executive Office of the Board of Supervisors for information at (213) 974-1426.

This is to appeal: (Check one)

_____ **The Denial of this Project: $1,142***

X **The Approval of this Project: $1,142***

***Except for Subdivision appeals: $130.00 of this appeal fee amount will be allocated to the Board of Supervisors' Hearing.**

EXECUTIVE OFFICE
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

APPEAL FORM
NON-APPLICANT

Briefly, explain the reason for the appeal. Attach additional information if necessary.

Reasons attached

x _____
Appellant Signature

On behalf of Santa Clarita Organization for Planning the Environment

Lynne Plambeck, President
Print Name

PO Box 1182
Street Address

Canyon Country CA 91386
City/Zip

661 755-6899
Day Time Telephone Number

exec-scope@earthlink.net
E-mail Address

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

February 14, 2025

Carolyn Seitz
13871 Alderwood Lane Unit: #22J
Seal Beach, CA 90740

PROJECT NO. 96044-(5)
CUP MODIFICATION NO. RPPL2019002028
PROJECT SITE: TR48086, TR48086-1, TR48086-2, TR48086-3

Dear Ms. Seitz:

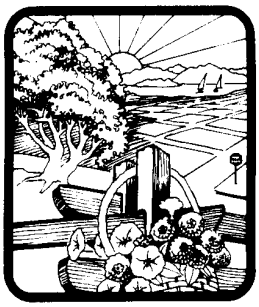
The Regional Planning Commission (Commission), by its action of **February 12, 2025,** has approved the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals: The applicant or any other interested persons may appeal the Commission's decision. The appeal period for this project will end at 5:00 p.m. on **February 24, 2025.** Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to *submit these documents and applicable fees within 60 days will result in a referral to* Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of

SCOPE
Santa Clarita Organization for Planning and the Environment
TO PROMOTE, PROTECT AND PRESERVE THE ENVIRONMENT, ECOLOGY
AND QUALITY OF LIFE IN THE SANTA CLARITA VALLEY
POST OFFICE BOX 1182, SANTA CLARITA, CA 91386



2-21-25

Los Angeles County Board of Supervisors
Executive Office
500 W. Temple St.
Los Angeles, CA 90012

Re: Reasons for Appeal of Planning Commission Approval Tract # 48086, Spring Canyon Santa Clarita Area, Addendum and modifications to 12 conditions of approval (Nos. 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45) of Conditional Use Permit No. 96-044-(5), as well as all CEQA documentation and approvals, prior CUPs, oak permits and other entitlements. Agenda Item Feb, 12th, 2025

1. Our comments were not provided to the planning commissioners, thus depriving the Commission of important information and prejudicing our argument. They were also not included in the materials for the hearing on the Planning Commission website.

I have attended Regional Planning meetings for many years on behalf of SCOPE and have never been treated as unfairly as in this hearing where our correspondence was not provided to the Commission. The hearing was unfair and prejudiced against us by this failure. It also led to the Commission not being fully informed about the project, and the fire evacuation problems.
We provided 3 pieces of correspondence. First a long comment letter on early Monday morning Feb 10th, well within the acceptance period, and a second letter regarding the lift station around 10:30 AM Monday before the meeting deadline. The first letter, our main comment, was never provided to the Commission. The second short email with an attachment showing the lift station requirement was included in the original packet. A third very short letter with a picture of the underpass that will be the only ingress/egress to the project was also not provided to the Commission even though it was sent only 10 minutes after the noon cut off on the day before the hearing.

SCOPE's public comments were made with the assumption that the commission had at least seen our first comment letter, but they had not because it was not provided to them. The failure to provide this information on the impediments to evacuation of future residents led the commission to wrongly decide that this was not an issue.

The three pieces of correspondence we provided for this hearing are NOT on the website even now, although the 2-11 packet indicates public submittals attachments - Neither MRCA's or ours are there now.

The final approval Item 11 erroneously states – "PUBLIC COMMENTS. No correspondence was received regarding the public hearing before the Commission. Correspondence was received for the public hearing before the Hearing Officer as detailed in the staff report and related supplemental memos."

In fact, the 2-11 memo indicates on the cover memo that correspondence was received, even though it is not there, as stated above. Records of these submissions are submitted with this appeal. That correspondence was copied to Amy Bodek and to Anish Sairiya in the fifth district office at the same time the was provided to the planner. The two omitted comment letters are attached.
Because of the failure of public process, we request that a re-hearing be required or in the alternative, the project be called up by the Supervisor's office and our appeal fee returned to us.

2. This project is in a Very High Fire Hazard Severity Zone. A revised condition allows the delay of a second ingress/egress until after 300 units.

One of the previously changed conditions (March, 2019), #35 (now #17), allows the second entry road to be delayed to the second phase, leaving first phase residents in extreme danger:

> 17. *(Bullet point 11) Prior to the issuance of the building permit for the 301st residential dwelling unit, the permittee shall submit evidence that a second means of access has been physically constructed to the satisfaction of Regional Planning, Public Works, and the Fire Department.*

Both the County and the State have required new regulations regarding evacuation routes. The County has updated its Safety Element to more clearly address public fire safety in these areas. This project conflicts with the updated County Safety Element fire section, and in light of the recent horrific Eaten and Palisades fires, this change is particularly egregious and should not be allowed. We ask that this condition revision be removed.

3. The only ingress and egress to the project under the Highway 14 freeway, which creates an evacuation bottleneck for wildfire evacuation, also consists of only a 22-foot width of pavement. This does not meet county fire codes.



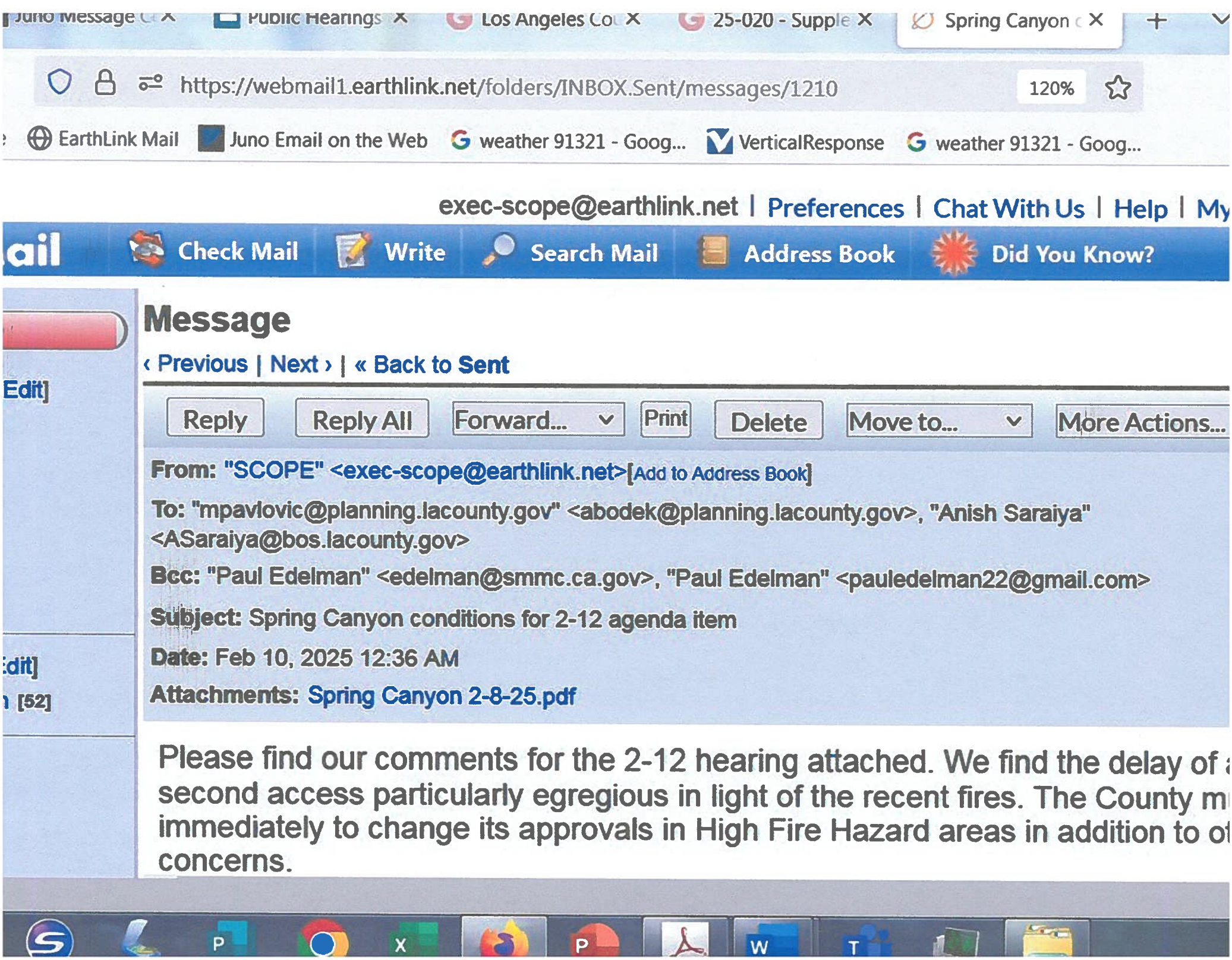
4. Concerns over wording of changed project conditions. Wording should be strong enough to ensure conditions are enforced and that the public is informed and can review them.

5. The Southern CA Mountain lion must be considered.
This project was first submitted in 2000. The FEIR was approved in 2004. Two addendums and four amendments have been approved. The information is very old. Since the last approval and hearing on this project, the Southern California mountain lion is now being considered for listing under the CA Endangered Species Act. This listing process continues into 2025. As a candidate for listing, mountain lions living in the proposed Evolutionarily Significant Unit (ESU) of which this project is a part, are now a candidate species, and are temporarily afforded the same protections as a state-listed endangered or threatened species.

6. All Conditions from all amendments and other changes to this project must be clearly listed so that the public, the Commission and the County Departments can easily access and view all requirements.

Attachments: 2 Omitted Comment Letters

Letter I Submitted to
Planning Dept 2-10-25
but not provided to
the Planning Commission
+
Email Image of Mailing
Please note Date & Time


Juno Message
Public Hearings
Los Angeles Co
25-020 - Supple
Spring Canyon
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Write
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Address Book
Did You Know?
Edit]
dit]
[52]
Message
‹ Previous | Next › | « Back to Sent
Reply
Reply All
Forward...
Print
Delete
Move to...
More Actions...
From: "SCOPE" <exec-scope@earthlink.net>[Add to Address Book]
To: "mpavlovic@planning.lacounty.gov" <abodek@planning.lacounty.gov>, "Anish Saraiya" <ASaraiya@bos.lacounty.gov>
Bcc: "Paul Edelman" <edelman@smmc.ca.gov>, "Paul Edelman" <pauledelman22@gmail.com>
Subject: Spring Canyon conditions for 2-12 agenda item
Date: Feb 10, 2025 12:36 AM
Attachments: Spring Canyon 2-8-25.pdf
Please find our comments for the 2-12 hearing attached. We find the delay of
second access particularly egregious in light of the recent fires. The County m
immediately to change its approvals in High Fire Hazard areas in addition to o
concerns.

SCOPE
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TO PROMOTE, PROTECT AND PRESERVE THE ENVIRONMENT, ECOLOGY
AND QUALITY OF LIFE IN THE SANTA CLARITA VALLEY
POST OFFICE BOX 1182, SANTA CLARITA, CA 91386

2-8-25

Los Angeles County Dept of Regional Planning
Marie Pavlovic, Planner
320 W. Temple St.
Los Angeles, CA 90012

Submitted via email to: "Marie Pavlovic" <mpavlovic@planning.lacounty.gov>, Elida Luna commission@planning.lacounty.gov, Amy Bodek" <abodek@planning.lacounty.gov> "Anish Saraiya " <ASaraiya@bos.lacounty.gov>

Re: Tract # 48086, Spring Canyon Santa Clarita Area, Addendum and modifications to 12 conditions of approval (Nos. 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45) of Conditional Use Permit No. 96-044-(5)
Agenda Item Feb, 12th, 2025

Honorable Commissioners and Ms. Pavlovic and others:

SCOPE is a 36 year old conservation and planning group made up of local residents of the Santa Clarita Valley and has been active in the Santa Clarita Valley with a focus on river protections, wildlife, fire safety and air and water pollution since we were formed in 1987. We have commented orally and in writing on this project and appeared at hearings since the EIR was released in 2000, twenty-five (25) years ago. Over this period of time, many of the analyzed impacts for this project have changed, but somehow no new document was required and extensions continued to be granted, even past the time when the maps should have expired (Aug. 3rd 2019, according to County paperwork; See finding 41 and condition 9 of the 2019 addendum).

We appealed this addendum approval to the Board of Supervisors in 2019, due to the delay in public facilities, i.e., allowing the park and school and other amenities to be delayed to the second phase of the development. We were concerned that this development, already owned by a 'recovery acquisition' company would never build the second phase, thus depriving first phase residents of the amenities that they were promised (this has occurred before in the Santa Clarita Valley with the Davidon Development in what was then the County area). Seeking to find some resolution to these issues, we participated in settlement negotiations with the developer and the Fifth District Supervisor's office, the result of which some of these conditions are meant to address. (Please see attached Statement of Proceedings from March 26, 2019, attachment 1 and 2). We appreciate the department's efforts to ensure that these agreements become conditions and that adherence to the settlement agreement is forth-coming.

But we note that the long elapsed time-period between the release of the DEIR and the current unbuilt state of the project ignores many new impacts and the leaves the safety of future residents unaddressed. Two such impacts are of immediate and vital concern.

Wildfire
This project is located in a VERY HIGH SEVERITY FIRE HAZARD ZONE. Massive wildfires similar to the recent Hughes Fire, i.e., the Tick fire, (Oct. 2019) have already burned through this

area in the last decade, in that fire's case, causing evacuation of some 40,000 people and destroying 22 residences in the tract adjacent to this property[1]. Both the County and the State have required new regulations regarding evacuation routes. The County has updated its Safety Element to more clearly address public fire safety in these areas. This project conflicts with the updated County Safety Element fire section. But even worse, one of the previously changed conditions, #35 (now #17), allows the second entry road to be delayed to the second phase, leaving first phase residents in extreme danger:

> 17. *(Bullet point 11) Prior to the issuance of the building permit for the 301st residential dwelling unit, the permittee shall submit evidence that a second means of access has been physically constructed to the satisfaction of Regional Planning, Public Works, and the Fire Department.*

This is the next public hearing. Under CEQA, new impacts MUST be addressed. In light of the horrendous losses of property and the human toll in both the Eaten and Palisades fires, and new County and State mandates to address evacuation, we urge the Commission and the planning department to withdraw and review this condition and to bring this project into compliance with the County Safety Element. Additionally, findings from the Eaten and Palisades fires investigations should inform this approval and conditions should be developed to address new findings that would improve the safety of future residents.

Additionally, residents can no longer aquire fire insurance in these high fire severity hazard zones. The County should require disclosure to buyers of insurance limitations in these zones in the same manner that they require disclosure of the CEMEX mine.

Wildlife corridors and Southern CA Mountain Lion

The important wildlife corridor and only viable passage under the 14 freeway was discussed in the addendum process, but not sufficiently addressed. At the time of the 2004 approval and the many addendums that have followed over the last 25 years, the Southern California Mountain Lion was not discussed. However, and as stated in the approval package for this hearing, since the last approval and hearing on this project, the Southern California mountain lion is now being considered for listing under the CA Endangered Species Act. This listing process continues into 2025. As a candidate for listing, mountain lions living in the proposed Evolutionarily Significant Unit (ESU) of which this project is a part, are now a candidate species, and are temporarily afforded the same protections as a state-listed endangered or threatened species. We do not concur with the Department's statement that the addendum will have no affect on the Mountain Lion. The loss of the important wildlife corridor which is the underpass under the 14 freeway, along with the cumulative effects of the High-speed rail project, as described in the MRCA letter, must be addressed. Delay of the passive park, meant to serve as a wildlife corridor through the project, also affects the viability of this wildlife corridor. In addition, the passage of SB790 to require CalTrans to address wildlife movement and corridors, may provide some funds to enhance this last pathway under the 14 freeway and provide some mitigation funding not previously considered. This is the next public hearing where new information may be brought up and must be addressed.

Sanitation Lift Station Required

The issue of the funding and implementation for this required sewage infrastructure has not been resolved. It is our understanding from reading agendas and discussion with staff members that the

[1] https://signalscv.com/2021/08/fire-department-tick-fire-caused-by-barbecue-considered-accidental/ See also Attachment 3.

Facilities District to build this expensive project has not been established with the SCV Water Agency and discussions about the lift station have not concluded. (see attached excerpt from SCV Water Agency Agenda). The project cannot proceed without this needed sewage infrastructure. A condition should be added that ensures this infrastructure will be built and that funding exists to build it before grading permits are issued.

Concerns over wording of changed project conditions

As previously stated, many of these conditions are made to ensure that the negotiated agreement between ourselves, the Fifth District Supervisor's office and the developer will be followed. We appreciate those efforts. However, wording throughout these conditions state that the work will be performed or reports submitted, etc. 'to the satisfaction of the Director or of the Fire Department or of Public Works", which means that the public will never see the reports or any changes allowed and thus not be able to ensure that the negotiated promises are being kept. We object. This project was amended four times with the use of addendums that were not circulated to the public. We request wording of these conditions to require a more public process. We believe this issue can be resolved by establishing a public oversight board or at least establishing a website where documents can be posted for public review and an interested parties list be established for notification. We are especially concerned about the enforcement of the Holly Leaf cherry mitigation and the native plant landscaping requirements.

We assert that all previous approvals have not been made available to the Commission or the public and request that the 2008 approval be made available as part of the review package.

We request that a focused review on the impacts of climate change on this project and the GHG gas generation caused by it be conducted since no evaluation of the project's impacts in this area occurred at the last review. This is therefore new information.

Thank you in advance for ensuring that this project is safe for future residents and that it protects this natural area to the extent possible.

Sincerely,



President

Previously provided attachments:

1. Excerpt of Statement of Proceedings 3-19-19 hearing, Spring Canyon item
2. Signal news article about approval.
3. Signal article on Tick Fire that burned through this project and the adjacent housing tract
4. SCV Water Agency Agenda regarding the sanitation lift station not yet approved

Attachment 1

Excerpt of Statement of Proceedings 3-19-19 hearing, Spring Canyon Item 5

5. Appeal on Project No. 96044-(5), Amendment to Vesting Tentative Tract Map In the Soledad Zoned District

Hearing on appeal of Project No. 96044-(5), Fourth Amendment to Vesting Tentative Tract Map No. 48086, Amendment No. RPPL2018004065-(5) and the addendum to the Final Environmental Impact Report associated with Environmental Assessment No. RPPL2018004166-(5) to authorize revisions to certain conditions of approval and mitigation measures relating to timing for grading, road and infrastructure improvements in a logical sequence and trails improvements, and landscaping installation, located adjacent to the Antelope Valley Freeway near Soledad Canyon Road in the Soledad Zoned District, applied for by Raintree Investment Corporation. (Appeal from the Regional Planning Commission's approval.) **(Department of Regional Planning)** (19-1437)

All persons wishing to testify were sworn in by the Executive Officer of the Board. Steven Jones, representing the Department of Regional Planning, testified. Amy Bodek, Director of Planning, was also present. Opportunity was given for interested persons to address the Board. Lynne Plambeck, Cher Gilmore, Patrick Parker, Eric Preven, Herman Herman and Wayne Spindler addressed the Board. No correspondence was presented.

On motion of Supervisor Barger, seconded by Supervisor Solis, the Board closed the public hearing and took the following actions:

1. **Indicated its intent to adopt an addendum to the certified Final Environmental Impact Report (FEIR) associated with Environmental Assessment No. RPL2018004166-(5), and find that the Project qualifies for an addendum to the previously certified FEIR, which should result in the reduction of potential impacts identified in the original EIR and, therefore, no subsequent EIR is required;**

2. **Indicated its intent to deny the appeal and instructed County Counsel to prepare the necessary findings to affirm the Commission's approval of the Fourth Amendment to Vesting Tentative Tract Map 48086, Amendment No. RPPL2018004065-(5); and**

3. **Incorporate the following agreed-upon conditions into the final Conditions of Approval for the Spring Canyon Conditional Use Permit:**

   All residential dwelling units within the project shall be built with a solar panel system to generate electricity equivalent to 3 KwH;

The subdivider shall fund 25 electric vehicle ("EV") charging stations within the Spring Canyon project and/or the surrounding community, where the public can access and use and, once funded, these charging stations will be installed by a third-party electric car charging providers, such as ChargePointe or Blink;

All residential dwelling units constructed within the Project site shall feature a 220V outlet in the garages for future EV chargers;

No community pool is currently planned in the community; however, any community pool built within the subdivision will be equipped with solar panels for heating;

All residential dwelling units constructed within the Project site shall feature a tankless on-demand water heater;

Each residential dwelling unit constructed within the Project shall comply with current ordinances and State laws, including low impact and water conservation;

Pervious pavement shall be utilized in parking areas of the park built within the Project and impervious pavement shall be eliminated wherever possible;

Each residential dwelling unit constructed within the Project shall be plumbed for an optional greywater system to recycle washing machine or kitchen sink water waste for use in backyard landscaping;

Each residential dwelling unit constructed within the Project shall feature a rainwater collection system to reduce landscape water use;

All landscaping within the common space of the developed portion of the Project and in the front yards of each residential lot shall comply with current ordnances and State laws, featuring drip irrigation with drought tolerant and/or native landscaping;

At the request of the County Biologist, the applicant has agreed to plant locally native vegetation in the open space

and on slopes, as long as it is outside of the fuel modification zones and 50 feet from structures;

All new home sales offices within the Project shall have brochures available to highlight the benefits of the green initiatives featured in Spring Canyon and a brochure from National Wildlife to inform homebuyers of the Backyard Habitat Program;

At the request of the County Biologist and the Santa Clarita Organization for Planning and the Environment (SCOPE), the applicant has agreed to an 8:1 mitigation ratio for the holly leaf cherries impacted by the project with five-year monitoring/ replacement, with the new holly leaf cherries to be planted in the open space of the Project; and

At the request of the County Biologist, the applicant has completed a plant survey to document all existing holly leaf cherries and which cherries will be impacted by the development and a map will be prepared to identify and count where impacts will be made by the Project and show location of new plants in open space.

Ayes: 4 - Supervisor Solis, Supervisor Kuehl, Supervisor Barger and Supervisor Hahn

Absent: 1 - Supervisor Ridley-Thomas

Attachments: Board Letter
Video I
Video II

Attachment 2
Signal news article about approval

Housing project approved as 'super sustainable' community

- Jim Holt March 27, 2019 6:00 am



FILE PHOTO. gray water set up at the side of a house.

A 15-year-old plan to build close to 500 homes between Shadow Pines and Agua Dulce was approved unanimously by county supervisors Tuesday provided the developer includes 14 green conditions that promise to transform the plan into a state-of-the-art project in terms of sustainability.

The revamped Spring Canyon housing project, which calls for 495 homes now, includes solar panels for those homes, charging stations for electric vehicles, gray water recycling for lawns and solar heating for a community pool if such a pool is ever built.

"No project is static," county Supervisor Kathryn Barger said before reading a long list of environment-friendly conditions.

"But (in the past 15 years), a lot has changed," she said at the Los Angeles County Board of Supervisors meeting Tuesday, reflecting back to when the housing project was first approved in 2004.

Barger thanked Spring Canyon applicant Patrick Parker of Raintree Investment for having worked with SCV environmentalists and having arrived at "increased environmental protections."

She also thanked Lynne Plambeck, president of Santa Clarita Organization for Planning and the Environment, or SCOPE, which filed a formal appeal of the decision made by regional planners to approve the Spring Canyon project.

"It's admirable that both sides worked through the issues," Barger said. "Thank you, Lynne Plambeck, for making this project better."

'Fabulously amended'

Barger then listed the climate-change amendments, prompting Supervisor Janice Hahn to call it "fabulously amended."

Conditions include:

Each home is to be built with a solar panel system that would generate the equivalent of 3 kilowatt-hours of electricity.

Creating 25 public-use charging stations for electric vehicles.

The garage of each home is to have a built-in, 220-volt outlet for future electric vehicle chargers.

If a community pool is ever built in Spring Canyon, it is to be heated by solar panels.

Each home is to have a tankless on-demand water heater.

Each home is to comply with current ordinances and state laws, including low impact and water conservation laws.

Pervious pavement, which allows rainwater to recharge the groundwater, is to be used in the parking lots of the park. Impervious pavement is to be eliminated where possible.

Each home is to come with plumbing that would accommodate an optional gray water system to recycle washing machine or kitchen sink water waste for use in backyard landscaping. Gray water is wastewater generated by washing people and their clothes. It comes from washing machines, sinks, shower stalls and baths. It does not come from toilets. Toilet wastewater is dubbed "black water," and must be disposed of in sewer systems or septic tanks.

Each home is to come with a rainwater collection system to reduce landscape water use.

The landscaping of parks, common space areas and the front yards of each home is to comply with ordinances and state laws that call for drip irrigation of drought-tolerant landscaping.

At the request of the county biologist, the applicant for Spring Canyon is to plant locally native vegetation in the open space and on slopes as long as it is 50 feet from structures.

All new home sales offices for the Spring Canyon project are to be stocked with brochures highlighting the benefits of the green initiatives featured in Spring Canyon and with brochures from National Wildlife that inform homebuyers about the Backyard Habitat program. The Backyard Habitat program preserves pockets of land in its natural state, allowing native vegetation to thrive and wildlife to move about freely.

At the request of the county biologist and SCOPE, the applicant agrees to plant eight holly leaf cherry trees for every one removed. The new holly leaf cherries are to be planted in the open space of the project.

Also at the request of the county biologist, the applicant is to come up with a map of all existing holly leaf cherry trees on the property and indicate which ones will be impacted by the housing project. A map is also to be prepared showing where and how many impacts are to be made and the location of new plants in open space.

Plambeck thanked Parker and Chris Perry, the planning deputy for Los Angeles County's 5th District, because "they worked very well with us," she said.

SCOPE

"It took us all the way to appealing to the Board of Supervisors, but we are pleased to say that although there was no climate chapter in this because the (environmental impact report) was so old, there are accommodations now that match other (sustainable) projects in areas like Northlake and Newhall Ranch."

Likewise, Parker thanked Barger's staff, and his SCOPE critics, saying: "We've worked with SCOPE to talk about Spring Canyon.

"This is an amendment to a project that was previously approved and we're excited to move forward. There are many public benefits and we also think the project is better now," he said.

The planned Spring Canyon housing development is north of Highway 14 and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon Road.

It calls for one Los Angeles County Fire Department station and one Los Angeles County Sheriff's Department substation to be built, two parking lots and three open space lots, all on nearly 550 acres.

Jim Holt

Attachment 3

Signal article on Tick Fire that burned through this project area and the adjacent housing tract

The Signal

Santa Clarita Valley's #1 Local News Source

Fire Department: Tick Fire caused by barbecue, considered accidental

- Caleb Lunetta August 20, 2021, 11:25 am



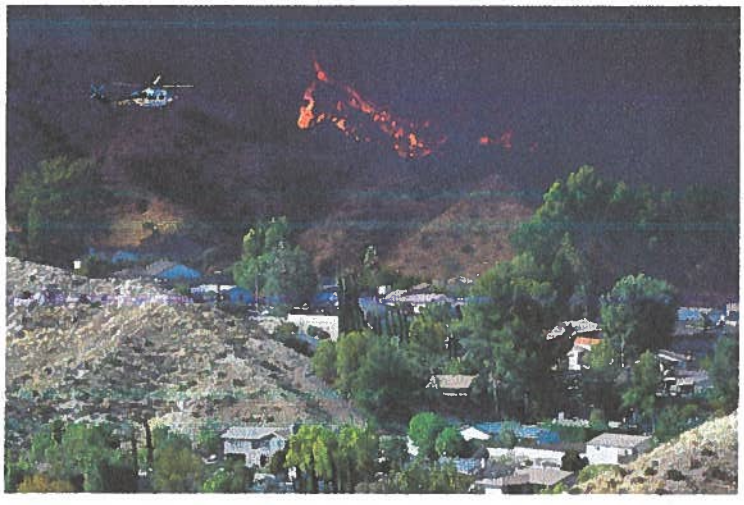
A Los Angeles County Firefighter walks past a wall of fire at the Tick Fire in Canyon Country. Cory Rubin/The Signal

A barbecue and high winds are believed to have accidentally ignited the 2019 Tick Fire that burned thousands of acres, forced the mass evacuation of Santa Clarita Valley residents and destroyed multiple homes, Fire Department officials said this week.

In a statement sent to The Signal, Los Angeles County Fire Department Assistant Fire Chief Anderson Mackey confirmed a rumor that had been circulating since the 2019 disaster burned 4,615 acres, destroyed 22 buildings, damaged 27 others and resulted in the evacuation of roughly 40,000 Santa Clarita Valley residents.

"The 2019 Tick Fire was determined to be accidental," said Mackey, "caused by outdoor cooking during a planned power outage."

The news comes nearly two years after the fire impacted the lives of tens of thousands of local residents and irrevocably altered the lives of a few dozen others.



Flames approach a community near Grand Canyon Road in Canyon Country as a water dropping helicopter passes over on Thursday, October 25, 2019. Dan Watson/The Signal

Those who lost their homes in the fire — some of whom are still trying to rebuild — said on Wednesday they had heard the rumor that a man deciding to barbecue during Santa Ana winds

amid a planned electrical power shutoff — a program designed to prevent brush fires — had ignited the brush behind his house. But this week was the first time they had heard it confirmed.

"The fact that somebody could be that reckless as to … you know … we've been through a lot," said Ryan Palos, whose Sequoia Drive house was destroyed by the fire 21 months ago and whose family will not move into their reconstructed home until this fall. "This opens up the wounds again, just to find out that somebody did something this careless."

Tick Canyon Road

The drive down the dirt path of the 31600 block of Tick Canyon Road is quiet.
The stillness surrounding the handful of homes found off the beaten path is only broken by the cawing of a bird, the occasional bark of a dog or the bleat of a single goat.
If you didn't see the footage of people fleeing from their flame-licked neighborhoods in Mint Canyon, the photos of worried homeowners waiting to bypass the blockade on Sand Canyon Road, or any of the round-the-clock media coverage from Oct. 24 to Oct. 31, 2019, you might never realize how loud Tick Canyon can be.



The Tick Canyon Road turnoff in Agua Dulce. August 18, 2021. Dan Watson/The Signal A fenced driveway in the fire area of Tick Canyon Road in Agua Dulce. 081821. Dan Watson/The Signal



UNCONFIRMED GROUND ZERO OF TICK FIRE 31656 Tick Canyon Road in Agua Dulce. 081821. Dan Watson/The Signal



But at the flashpoint there remain clues: blackened sticks intertwine with green brush, metal exteriors and bare hillsides showing scars, charred fence posts still lay thrown on the ground, and curated palm trees that would normally look misplaced in the valley-desert landscape appearing even stranger when damaged, burned and wilted.
View of a tree and water tank in the fire area from Tick Canyon Road in Agua Dulce. 081821. Dan Watson/The Signal View of the fire area from Tick Canyon Road in Agua Dulce. 081821. Dan Watson/The Signal

At approximately 1:40 p.m. that Thursday, first responders were called to the 31600 block of Tick Canyon Road. While evidence remains at the scene that they did make an appearance, a symphonic harmony of factors — dry conditions, even dryer vegetation, the Santa Ana winds and flames being able to move quickly uphill — show the spread of the fire had grown beyond their immediate control.

The #TickFire would destroy the residence at the origin, spread to faraway neighborhoods, and people around the state, country and world watched as the secluded hamlet of homes at the base of a small canyon eventually crash-landed on a city's doorstep.

Who's responsible?

Attempts by The Signal to speak to the resident believed to have lit the barbecue were left unanswered as of the publication of this article. Knocking on doors to speak with his neighbors on Tick Canyon Road proved unsuccessful, as well.

Previous attempts to procure a report stating the cause for the fire from the agencies that are most directly connected to the fire — Cal Fire and the L.A. County Fire Department — were left unanswered, tangled in bureaucracy since the fall of 2019, or hindered by COVID-19 administrative changes. Ultimately, in 2021, officials said that a document that would detail the cause of the fire, known as the After-Action Report, was not generated for the Tick Fire, and a statement was given.



A house on the 29500 block of Sequoia Road in Canyon Country burns during the Tick Fire early Friday morning. Cory Rubin/The Signal

In 2020, Capt. Scott Crosby at the L.A. County Fire Department Arson Investigation unit confirmed to The Signal that the person who accidentally started the fire would not be charged with arson and the matter was not a part of a criminal investigation.

As of the publication of this article, the person believed to have started the fire has not been criminally charged, and searches of federal and county civil lawsuit databases showed no complaints filed against him.





Ryan, left. and Ann Palos walk in the back yard as construction continues using foam insulated concrete forms to rebuild their fire-safe house in Canyon Country on Friday, 052121. Dan Watson/The Signal

Southern California Edison officials this week responded to the confirmation that a man had started a brush fire because he wanted to cook, despite his electricity being out during a public safety power shut-off — a program in which Edison officials perform targeted power shut-offs for high-risk areas during fire-enabling weather patterns.

"Our thoughts are with those who suffered losses due to the Tick Fire," said Reggie Kumar, a spokesman for SoCal Edison. "At Southern California Edison, the safety of our employees, customers and communities is our No. 1 priority and we work to keep them safe in many ways."

Kumar added that the PSPS program is a last-resort measure for the power company, and is designed to reduce the risk of wildfires.

"We continue to work to reduce the need for these outages to ease the burden on our customers. However, it will continue to be a tool we use when necessary to keep communities safe," said Kumar.

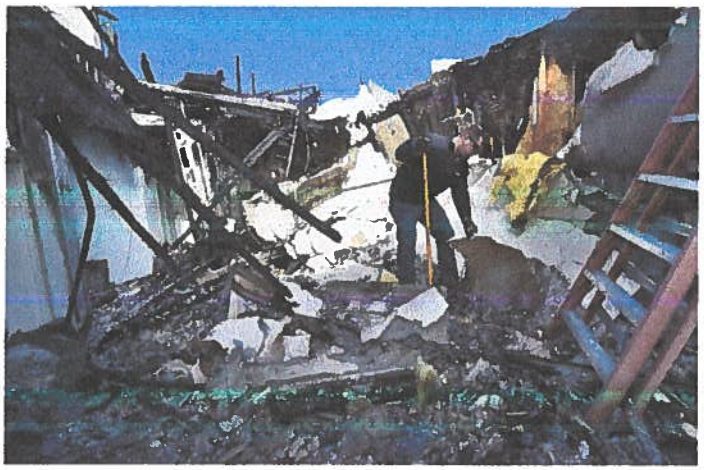
The spokesman said SoCal Edison has been working toward reducing the number of local PSPS implementations, adding that there will be a 90% reduction in PSPS outages in Santa Clarita, assuming weather conditions are similar to last year.

Kumar declined to comment on how many fires are started by people making similar decisions to the one in Tick Canyon during PSPS events and referred back to his previous comments.

Matthew Green, an Army veteran who served two tours in Iraq, said he watched as the Tick Fire consumed his home, and thought the Fire Department and SoCal Edison should be held accountable for their role and response to the blaze.

"I think it's ridiculous that it's taken this long to find out the cause," said Green. "And I feel like the power company has done nothing since the fire to prevent these things from happening again."

"And yes, this is the first time we heard it confirmed but we heard the story after the fire," Green added. "So, any of us that got affected by the fire have no way of holding them accountable because of the time that has lapsed."



Matthew Green searches the debris for salvageable items in the living room of his home on Saturday that burned in the Tick Fire in Canyon Country last month. Dan Watson/The Signal

Green's wife had expressed, while walking the remnants of her home in November 2019, how worried she was about the trauma they had both experienced in losing their home, but added that they were a young couple and could rebuild. On Thursday, her husband said they had finished the framing on their home, but the projected move-in date was still four months out.

Much like Green, other victims of the fire said the confirmation on Wednesday was the first time they had the story confirmed for them, and while they expressed their frustration, some also said they wished to move forward with their lives.

"We didn't get anything until (The Signal) called today about what the final outcome was," Amy Lamon, whose family's home off Husk Avenue in Baker Canyon was destroyed by

the Tick Fire, said on Wednesday. "I don't want to waste too much time on it. If it was deemed an accident then it's an accident, right?"

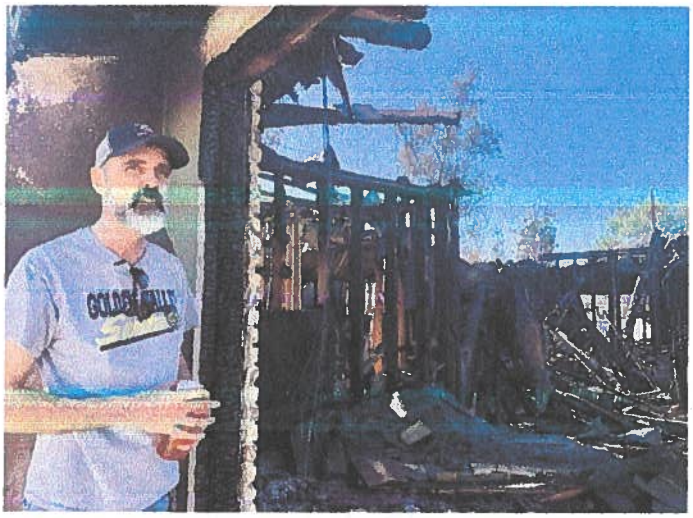
Amy Lamon said her family had heard the rumor in the immediate aftermath of the fire, and said a spirit of understanding was not their immediate reaction.

"Our first thought was, 'What an idiot to do that,'" said Lamon. "Everyone knows you don't start any type of fire with the winds going. And then, and then, we, you know, we also kind of thought, 'Well, you know, it's his right … to cook to feed himself.'"

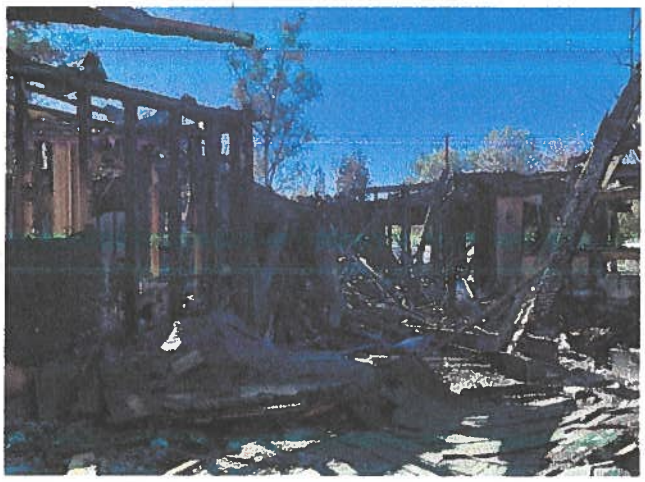
"I try and think like what if that were one of my teenagers or something, like there's a breeze outside and they want to have the bonfire and then something happens," Lamon added. "It's just an unfortunate accident."

The Palos family, who lost their Sequoia Drive home, said they had fled with their children in the middle of an almost sleepless night. The razing of their home was played on televisions across the country and they still have not been able to move back into their new home as construction continues.

Their additional living expense given to them by their insurance ran out a few weeks ago, and they had to leave the rental property they had temporarily called home. They now live in a VRBO, with most of their property in storage units, while they pay for two mortgages and a construction loan.



David Lamon looks at his burnt down home on Husk Avenue in Baker Canyon that was destroyed during the Tick Fire. Emily Alvarenga/The Signal



The Lamon family's 10-year residence on Husk Avenue in Baker Canyon was destroyed during the Tick Fire. Emily Alvarenga/The Signal



Ventura County firefighters hose down the remains of a house at the end of Sugar Loaf Court in Canyon Country during the Tick Fire Friday morning. Cory Rubin/The Signal

"People usually have time to do these renovations and make improvements to their house over their lifespan, over like 20-30 years," said Ryan Palos. "Whereas we're being forced to do all of this at one time … it's just not fair."

"People say, 'You're going to have a brand-new house, so new,'" said Ann Palos. "I would give up everything just to have my home back. I don't want to deal with this. I would much rather this not have happened."

The Palos family wanted their neighbors and people in the community to learn from their story: They advised everyone to double check their policy coverage to make sure they're covered for any type of catastrophe and do an inventory now of their possessions so you do not have to try to remember everything that was lost once it is gone.

"That's one of the biggest headaches right now is trying to remember what we lost in order for the insurance to, you know, kind of pay out on that part of the policy," said Ryan.

When asked about their feelings toward the man who started the fire, Ann and Ryan Palos had mixed feelings.

"When I look back at this, we were affected by the same outage he was, because apparently we're on the same power grid," said Ryan. "But we had the common sense that the gas wasn't shut off in our house and if we needed to cook anything we would use the stove … It's just mind-boggling to me how you would even think of that (outdoor grilling) as an option when you have sustained winds over 30 mph … it doesn't make sense."

"I don't wish the guy back luck. I mean, it was an accident," said Ann. "We understand that and we just want to move forward."

Caleb Lunetta

Caleb Lunetta covers government, criminal justice, education and breaking news for The Signal. He joined in Nov. 2018 and previously worked as a supply chain engineer in Veterans Affairs hospitals. He is a graduate of Cal State University, Northridge and a proud College of the Canyons Model United Nations alumnus. Have a story tip? Message him on Twitter (@lunettcaleb) or at clunetta@signalscv.com.

Attachment 4
SCV Water Agency Agenda regarding the Sanitation lift station not yet approved

SCV Water Agency
Regular Board Meeting

Tuesday, February 4, 2025
Regular Board Meeting Begins at 6:00 PM

Members of the public may attend by the following options:

IN PERSON

Santa Clarita Valley Water Agency
Administration Building
E. G. "Jerry" Gladbach Water
Treatment Plant Boardroom
27234 Bouquet Canyon Road
Santa Clarita, CA 91350

BY PHONE

Toll Free: 1-(833)-568-8864
Webinar ID: 160 643 4717

VIRTUALLY

Please join the meeting from your computer, tablet or smartphone:
https://scvwa.zoomgov.com/j/1606434717

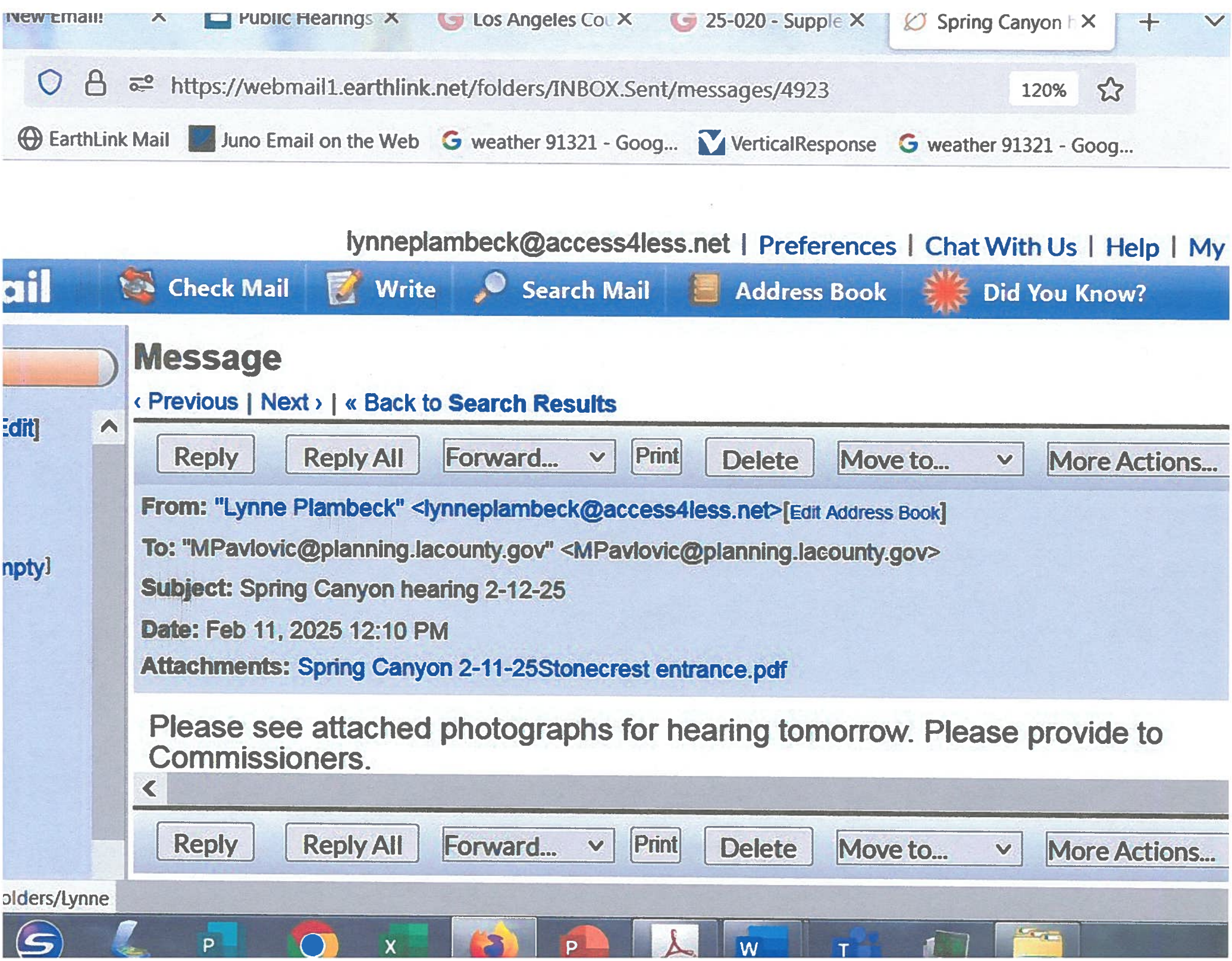
Have a Public Comment?

Members of the public unable to attend this meeting may submit comments either in writing to ajacobs@scvwa.org or by mail to April Jacobs, Board Secretary, Santa Clarita Valley Water Agency, 27234 Bouquet Canyon Road, Santa Clarita, CA 91350. All written comments received before 4:00 PM the day of the meeting will be distributed to the Board members and posted on the Santa Clarita Valley Water Agency website prior to the start of the meeting. Anything received after 4:00 PM the day of the meeting will be made available at the meeting, if practicable, and posted on the SCV Water website the following day. All correspondence with comments, including letters or emails, will be posted in their entirety. (Public comments take place during Item 3 of the Agenda and before each Item is considered. Please see the Agenda for details.)

This meeting will be recorded and the audio recording for all Board meetings will be posted to yourSCVwater.com within 3 business days from the date of the Board meeting.

Project Developer	Development Size	Infrastructure (Estimated at Build-out)	Schedule	Status
Sheriff Station City of Santa Clarita	44,300 Square Feet	1 mile of pipeline.	Pipeline is in service with crossing over Los Angeles Department of Water and Power (LADWP) aqueduct.	Staff are preparing design plan to adjust alignment of pipeline crossing under the bike path. Construction is planned for Spring 2025 using Agency staff.
Spring Canyon (Tract 48086)	492 Dwelling Units	1 tank, 1 pump station, and 1 pressure reducing valve, Mammoth Lane upgrades and lift station upgrades.	TBD; Mammoth Lane upgrades must be complete prior to commencement of development.	Design plans for in-tract pipelines, tanks and pump station were approved and issued in July 2020. Staff is working with developer and consultant to address County standards for sewer lift station upgrades to transfer ownership to the City of Santa Clarita. Review and comments provided on 1st draft Memorandum of Understanding (MOU) between the Agency and the City for transfer of sewer lift station facility.
Skyline Ranch TriPointe (Tract 60922)	1220 Dwelling Units	17 miles of pipelines, 3 pump stations, and 3 tanks.	Construction of Deane Pump Station and Nimbus/Deane Tank are scheduled to be online by February 2025. Skyline Pump Station and Disinfection facility to start construction in fall 2025.	Consultant is preparing final plans for disinfection facility and Skyline Pump Station. Construction will start after Nimbus Tank 2 is built onsite.

Letter #2 Not Provided
to the Commission
+
Email Image of Mailing
Please Note Date & Time


New Email!
Public Hearings
Los Angeles Co
25-020 - Supple
Spring Canyon
https://webmail1.earthlink.net/folders/INBOX.Sent/messages/4923
120%
EarthLink Mail
Juno Email on the Web
weather 91321 - Goog...
VerticalResponse
weather 91321 - Goog...
lynneplambeck@access4less.net | Preferences | Chat With Us | Help | My
Check Mail
Write
Search Mail
Address Book
Did You Know?
Message
‹ Previous | Next › | « Back to Search Results
Reply
Reply All
Forward...
Print
Delete
Move to...
More Actions...
From: "Lynne Plambeck" <lynneplambeck@access4less.net>[Edit Address Book]
To: "MPavlovic@planning.lacounty.gov" <MPavlovic@planning.lacounty.gov>
Subject: Spring Canyon hearing 2-12-25
Date: Feb 11, 2025 12:10 PM
Attachments: Spring Canyon 2-11-25Stonecrest entrance.pdf
Please see attached photographs for hearing tomorrow. Please provide to Commissioners.
Reply
Reply All
Forward...
Print
Delete
Move to...
More Actions...

SCOPE
Santa Clarita Organization for Planning and the Environment
TO PROMOTE, PROTECT AND PRESERVE THE ENVIRONMENT, ECOLOGY
AND QUALITY OF LIFE IN THE SANTA CLARITA VALLEY
POST OFFICE BOX 1182, SANTA CLARITA, CA 91386

2-8-25

Los Angeles County Dept of Regional Planning
Marie Pavlovic, Planner
320 W. Temple St.
Los Angeles, CA 90012

Submitted via email to: "Marie Pavlovic" <mpavlovic@planning.lacounty.gov>, Elida Luna commission@planning.lacounty.gov, Amy Bodek" <abodek@planning.lacounty.gov>
"Anish Saraiya " <ASaraiya@bos.lacounty.gov>

Re: Tract # 48086, Spring Canyon Santa Clarita Area, Addendum and modifications to 12 conditions of approval (Nos. 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45) of Conditional Use Permit No. 96-044-(5)
Agenda Item Feb, 12th, 2025

Honorable Commissioners and Ms. Pavlovic and others:

This is a second correspondence just to provide the Commission with pictures of the only ingress and egress to the project under the Highway 14 freeway, which creates an evacuation bottleneck for wildfire evacuation.



Thank you in advance for ensuring that this project is safe for future residents and that it protects this natural area to the extent possible.

Sincerely,

President

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

ADDENDUM TO THE FINDINGS OF THE REGIONAL PLANNING COMMISSION AND ORDER
PROJECT NO. 96-044-(5)

CONDITIONAL USE PERMIT MODIFICATION NO. RPPL2019002028

RECITALS

11. **PUBLIC COMMENTS.** Correspondence was received from the Permittee, MRCA, and SCOPE.

    Correspondence was received from the Permittee, dated February 3, 2025, that responds to MRCA's letter dated October 17, 2024 and SCOPE's letters dated October 21, 2024, August 25, 2024, and August 5, 2024. These letters were provided to the Commission in a Supplemental Memo dated February 6, 2025.

    Correspondence was received from MRCA and SCOPE, both dated February 10, 2025, and provided to the Commission in a Supplemental Memo dated February 11, 2025. MRCA requested a revision to CUP Condition No. 17 to change the timing for compliance from issuance of a Certificate of Occupancy to grading permit or require the recordation of an irrevocable offer to dedicate, ownership of all undeveloped, natural open space to a public agency, or non-profit conservation organization. SCOPE asserted the sewer lift station should be constructed or a performance bond should be posted guaranteeing work, prior to issuance of a grading permit and provided a copy of the Second Amendment to the Vesting Tentative Map and claimed SCOPE also requested a list of all project conditions or a link to the webpage containing the information. This Supplemental Memo also contains two attachments to the Permittee's letter, dated February 3, 2025, that were inadvertently omitted.

    Correspondence was received from SCOPE on February 12, 2025, at 12:38 p.m., after the public hearing at the RPC. The commenter claimed that the attached letter, dated February 8, 2025, with four attachments, had been previously submitted on time. The letter expressed concerns regarding the unbuilt project including, but not limited to, wildfire, wildlife corridors and Southern California Mountain Lion, the required sewer lift station, concerns over wording of changed project conditions, and requested a focused review of the Project's GHG impacts.

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

February 14, 2025

Carolyn Seitz
13871 Alderwood Lane Unit: #22J
Seal Beach, CA 90740

PROJECT NO. 96044-(5)
CUP MODIFICATION NO. RPPL2019002028
PROJECT SITE: TR48086, TR48086-1, TR48086-2, TR48086-3

Dear Ms. Seitz:

The Regional Planning Commission (Commission), by its action of **February 12, 2025,** has approved the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals: The applicant or any other interested persons may appeal the Commission's decision. The appeal period for this project will end at 5:00 p.m. on **February 24, 2025.** Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of

Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

For questions or for additional information, please contact Marie Pavlovic of the Subdivisions Section at (213) 974-6433, or mpavlovic@planning.lacounty.gov

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning



Joshua Huntington, Supervising Regional Planner
Subdivisions Section

JH:MP

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion), Notice of Determination (1 copy)

c: Board of Supervisors
DPW (Building and Safety)

CP_02/12/25_CUP Mod for Spring Canyon

Affidavit of Acceptance Instructions

STEP 1: **NOTARIZE AFFIDAVIT:** In the presence of a Notary Public, sign the Affidavit of Acceptance form. Complete and sign both applicant and owner sections, even if the applicant is the same as the owner.

STEP 2: **COUNTY REGISTRAR-RECORDER:** Visit the Registrar-Recorder's office at 12400 East Imperial Highway, Norwalk, CA 90650 (the following branch offices can also assist you: LAX Courthouse, Lancaster District Office, Van Nuys District Office. For more information call (562) 462-2125 or visit http://www.lavote.net/Recorder/Document_Recording.cfm) to complete the following tasks:

a) **Record Affidavit of Acceptance Form and Conditions of Approval:** Submit the original Affidavit of Acceptance form (wet signature) and Conditions of Approval to the County Registrar-Recorder for recording. If your project has an associated Mitigation Monitoring Reporting Program (MMRP), this document should be recorded as well. Request one certified copy of the recorded Affidavit, Conditions of Approval, and MMRP (if applicable) to submit to LA County Planning.

b) ☒ **Pay CEQA Fees and Post Notice of Determination (NOD):** Environmental filing fees and posting of an NOD are required pursuant to the California Environmental Quality Act (CEQA). This should be completed within five (5) working days from the day after your appeal period ends **February 24, 2025**. Bring two copies of the enclosed NOD along with one check for fees, payable to the "County of Los Angeles", as applicable below:

☐ **$75.00 for Notice of Determination (NOD),** with original "No Effect" form from the California Department of Fish & Wildlife (for posting only)

☒ **$2,548.00 for Notice of Determination (NOD) for the issued Negative Declaration or Mitigated Negative Declaration** (Includes $75.00 Registrar-Recorder processing fee).

☐ **$3,539.25 for the Environmental Impact Report** (Includes $75.00 Registrar-Recorder processing fee).

c) ☐ **Post Notice of Exemption (NOE):** The filing of an NOE is **OPTIONAL**. Pursuant to CEQA, the filing of an NOE will limit the time period for legal challenges to an agency's exemption determination to 35 days. If a NOE is not filed, a 180 day statute of limitation applies. If you wish to file an NOE, please request for a completed NOE form from your case planner and post the document at the Registrar-Recorder's office listed above, along with your Final Letter of Approval.

STEP 3: **LA COUNTY PLANNING:** Please submit the following items:

a) One certified copy of the recorded Affidavit of Acceptance, Conditions of Approval, and MMRP if applicable. The certified copy will have an official document number and a purple recordation stamp from the Registrar-Recorder. Also provide a NOD or NOE posting receipt, and CEQA filing fee receipt if applicable. NOD posting receipt, and F & W fee receipt. Mail to:

Department of Regional Planning
320 W Temple Street, Room 1360
Los Angeles, CA 90012

b) Zoning inspection fees*, and MMRP fees if applicable (see Conditions of Approval). Payment can be made by mail or online. Mail payment to address above. Write project number on checks and make payable to "County of Los Angeles." To pay online, please contact your case planner for an invoice number and make payment through https://epicla.lacounty.gov/.

STEP 4: **OBTAIN BUILDING PERMITS**: Provide a copy of your stamped plans to the Department of Public Works, Building and Safety office.*

For questions or for additional information, please contact the planner assigned to your case. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

** Does not apply to subdivision cases.*

(F&G Fees effective as of Jan. 1, 2020) CC.06/04/2020

Please complete and return to:
LA County Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA }ss
COUNTY OF LOS ANGELES

REGARDING: **PROJECT NO. 96044-(5)**
CONDITIONAL USE PERMIT MODIFICATION NO. RPPL2019002028
NORTH OF THE ANTELOPE VALLEY FREEWAY (SR-14) AND SOLEDAD CANYON ROAD, BETWEEN SHADOW PINES BOULEVARD AND AGUA DULCE CANYON ROAD, SOLEDAD ZONED DISTRICT
APN(S): 3211-021-054+ (514 lots created by recorded final maps TR48086, TR48086-1, TR48086-2, and TR48086-3)

I/We the undersigned state:

I am/We are the permittee of the above-mentioned permits and/or owner of the real property described above. I am/We are aware of, and accept, all the stated Conditions of Approval for the above-mentioned permit(s).

Executed this _____ day of _____ ,20 _____

I/We declare under the penalty of perjury that the foregoing is true and correct.

Complete both Applicant and Owner sections, even if the same.

Signatures must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Applicant's Name: _____
Address: _____
City, State, Zip: _____
Signature: _____

Owner's Name: _____
Address: _____
City, State, Zip: _____
Signature: _____

Print For

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: Los Angeles, Environmental Filings
Address: 12400 E Norwalk Hwy., #1201
Norwalk, CA 90650

From:
Public Agency: County of Los Angeles
Address: 320 West Temple Street, 13th Floor
Los Angeles, CA 90012
Contact: Marie Pavlovic
Phone: 213-974-6433

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 1997031043

Project Title: Spring Canyon

Project Applicant: Spring Canyon Recovery Acquisition, LLC

Project Location (include county): TR48086, TR48086-1, TR48086-2, TR48086-3, Los Angeles County

Project Description:

A CUP Modification request (No. RPPL2019002028) to modify 12 conditions of CUP No. 96044 to align with the 4th Amendment to Vesting Tentative Tract Map ("VTTM") No. TR48086 conditions of approval as required by Condition No. 20 of the 4th Amendment to the VTTM. An Addendum to the Certified EIR was prepared for the Project.

This is to advise that the County of Los Angeles (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on 02/12/25 (date) and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
Hall of Records at 320 W. Temple Street, 13th Floor, Los Angeles, CA 90012

Signature (Public Agency): _____ Title: Senior Planner

Date: February 12, 2025 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. 96-044-(5)

CONDITIONAL USE PERMIT MODIFICATION NO. RPPL2019002028

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing to consider an appeal of the Hearing Officer's decision to approve Conditional Use Permit Modification to RPPL2019002028 ("CUP Mod Project") on February 12, 2025.

   HEARING PROCEEDINGS. The Commission held a duly-noticed public hearing on the appeal of the Hearing Officer's approval of the CUP Mod Project on February 12, 2025. The Commission heard a presentation from LA County Planning staff and testimony from Patrick Paker, a representative of the permittee, the Mountains Recreation Conservation Authority ("MRCA"), the appellant, and a member of the public. The permittee's representative acknowledged the CUP Mod is an implementing permit for continued compliance with previously approved conditions of approval. The permittee's representative' said bonds have been posted for all subdivision improvements.

   The appellant, Paul Edelman for MRCA, sought clarification on when the tax would be assessed given project construction has not started, whether the Landscaping and Lighting District ("LLD") would still be valid in two years if the Project remained in an inactive state, whether the County would still collect the tax if the land doesn't get accepted by a public agency. The appellant urged the Commission to modify Condition No. 17 to require the establishment of an endowment in the event the LLD does not go forward and require transfer of the open space prior the first building permit instead of Certificate of Occupancy to sufficiently protect the lands. The appellant finished his argument by sharing when projects with LLD's are built out slowly, money slowly trickles in due to the way the tax is assessed, which may not provide enough funding.

   The permittee's representative testified in rebuttal that it shares the same goal as MRCA to have open space land to be maintained as it is an important feature of the community. To that end, approximately 225 acres have been set-aside as open space. Implementing permits were obtained from other agencies which require the permittee to maintain the open space regardless of whether there is a LLD.

   The Department of Public Works staff confirmed the LLD was formed by the Board of Supervisors and offered there is nothing to suggest the LLD would be cancelled.

   One member of the public, Lynne Plambeck for Santa Clarita Organization for Planning and the Environment ("SCOPE"), commented on the project. The commenter

expressed disbelief that the project had not been built. The commenter said they appealed ATM4 due to the delay in constructing second phase amenities and were concerned the second phase wouldn't get built depriving the residents of the first phase of a school and park. The commenter said SCOPE agreed then with the imposition of additional conditions to make the project sustainable, and they support the conditions included in the CUP Mod except for the condition that allows the construction of 300 residential units before construction of the second means of access. The commenter said her measurement of the paved width of Stonecrest Road is 22 feet, an access point associated with the first phase of development, is less than the Fire Department's requirement.

The Commission had questions about the Project's access roads, quantity and timing of construction. The permittee's representative stated the Project has three points of access, and clarified the Stonecrest Road access has not yet been improved. The representative added the Project will install a water tank, pumping station, and pipes at the project's high point which would help with fire protection for the entire community. The Commission asked when would the tax assessment start. The permittee's representative stated the assessment appears on the tax bill but didn't know when the assessment is triggered. Department of Public Works staff said the tax assessment for the first year was collected, and subsequent assessments would occur when the features are built out and transferred to the County. The Commission recommended adding a condition to revisit the LLD to ensure the tax assessment provides sufficient funding. The Commission voted unanimously to approve the Project with the added condition.

2. **SUMMARY OF THE APPEAL OF THE CUP MOD PROJECT.** On October 31, 2024, the Mountain Recreation and Conservation Authority ("MRCA") filed an appeal of the Hearing Officer's decision on October 22, 2024, citing CUP Condition Nos. 15, 17, 36, and 40 as the basis for the appeal as follows:

   Condition No. 15
   MRCA asserts the Spring Canyon Project's Environmental Impact Report ("EIR"), certified in 2002, fails to include an analysis of environmental impacts from lead contaminated soils that could be exposed during grading, leaving the County open to liability during project grading if lead shot is observed.

   MCRA then asserts that the "Yellowstone Lane" wildlife crossing is only suitable to the most urban-adapted species, and not any others. MCRA further argues that the condition requirements for the "Stonecrest Road" wildlife linkage must include wildlife exclusion fencing along SR-14 to prevent wildlife from straying onto the highway. MCRA also notes that CDFW listed the mountain lion as a candidate species for protection by the California Endangered Species Act ("CESA"), and therefore the Spring Canyon Project will "substantially affect a rare, threatened, or endangered species" by interfering with its movement and diminishing its habitat. MCRA argues that the speed limit on Soledad Canyon Road should be reduced to

35 miles per hour and include photo enforcement to be effective as a wildlife corridor to/from the Santa Clara River.

Condition 17
MRCA asserts that the requirement to install native landscaping on the eight-foot-wide multimodal trail for wildlife linkage cannot feasibly be completed without the vegetation encroaching into either the multimodal trail or Stonecrest Road. MRCA also argues that Oak Tree Permit No. 201300020 from 2013 is outdated, and that the requirement to transfer open space to a public agency or non-profit is "insufficiently vague."

Condition 36
MRCA asserts this condition must impose certain "structure hardening requirements" because the Spring Canyon Project is located in a Very High Fire Hazard Severity Zone.

Condition 40
MRCA asserts that this condition "removes" a requirement for the permittee to construct a restroom facility as part of the Active Park improvements, and alleges not having a bathroom at the park will result in impacts to native habitats areas from park users "improvising restrooms."

3. **Staff Response to the Appeal of the CUP Mod Project.** MRCA's comments fundamentally misstate the purpose of the Project under consideration, which is limited to the CUP Mod Project only. This includes modifications to 12 conditions of approval of CUP No. 96-044-(5) of the original CUP that was approved in 2004. The CUP Mod Project will update the specified conditions of the original CUP to match the new or modified conditions of approval under the Fourth Amendment to TR 48086 approved by the Board in 2019. In 2019, the Fourth Amendment added four conditions to facilitate wildlife crossing. These conditions effectively banned "V" ditches to allow wildlife crossing, required landscaping to provide for covered wildlife passage, required reduced vehicle speed at certain intersections in the wildlife corridor, and required the addition of "wildlife crossing" flashing lights and signage along the proposed "B" Street. These conditions were added on top of the mitigation measures that were imposed as a result of the Spring Canyon Project's environmental analysis of the Project's impact on wildlife crossing and determined it would be Significant and unavoidable with mitigation.

   Condition No. 20 of the Fourth Amendment to TR 48086 requires the filing of a CUP Modification to achieve consistency between the Conditions of Approval for the Fourth Amendment and the original CUP. The CUP Mod Project was filed to comply with this condition of approval and does not alter, modify, or expand the previously approved Spring Canyon Project. Therefore, the Addendum that was prepared for this CUP Mod

Project is for a very narrow scope, which presents no change-- physical, material, or otherwise-- to the previously approved Spring Canyon Project.

In short, the substantive changes to the Spring Canyon Project were adopted in 2019, and the current CUP Mod Project under consideration makes no substantive changes. MRCA's challenges to the Project adopted in 2019 are therefore untimely pursuant to California Government Code § 65009, subd. (c)(1), which sets a 90-day statute of limitations, limiting new challenges to locally adopted permits.

Additionally, any changes to the regulatory environment that have occurred, subsequent to the approval of the Spring Canyon Project in 2004, such as the listing of mountain lions as a CESA candidate species or fire hardening regulations, do not need to be considered in conjunction with the CUP Mod Project nor should any claims that the Spring Canyon Project's previously adopted EIR and Addenda do not provide adequate analysis or mitigation to offset impacts. The period for legally challenging these environmental determinations have passed. (See CEQA Guidelines § 15112 [maximum CEQA statute of limitations of 180 days].) As discussed below, the Project's Draft EIR adequately analyzed the impact to mountain lion habitat and populations, specifically regarding habitat linkages, and the change in species status under the CESA would not alter those factual conclusions. (See *Fort Mojave Indian Tribe v. Department of Health Services* (1995) 38 Cal.App.4th 1574, 1604.)

Additional Response to Condition No. 15
If lead shot is observed, the Department of Public Works adheres to standard protocol which involves referring the contractor to either Department of Toxic Substances Control or the Fire Department's Site Mitigation Unit for remedy and clearance.

Additional Response to Condition No. 40
The Department of Parks and Recreation confirmed that a restroom will be provided. The facility will be included in the Parks Development Agreement as required by amended CUP Condition No. 20.

4. **MODIFICATIONS.** The permittee, Spring Canyon Recovery Acquisition LLC ("permittee"), requests a CUP Mod Project to authorize the modification of 12 conditions of CUP No. 96-044-(5) ("original CUP"), including Condition Nos. 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45 ("Project"); the original CUP was approved by the County Board of Supervisors ("Board") on August 3, 2004. The original CUP authorized a density-controlled development within a Hillside Management Area.

5. **RELATED ENTITLEMENTS.** Vesting Tentative Tract Map No. 48086 ("TR 48086") is a related entitlement, and was approved together with the original CUP by the Board on August 3, 2004, to create 542 single-family lots, a fire station site, a sheriff substation site, two park lots and three open space lots on 548.1 gross acres. TR 48086 was amended four times: 2007, 2011, 2012, and 2019.

6. **LOCATION.** The Project is located north of the Antelope Valley (SR-14) Freeway and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon, in

the Soledad Zoned District in the Santa Clarita Valley Planning Area in the unincorporated community of Santa Clarita Valley ("Project Site").

7. **LAND USE DESIGNATION.** The Project Site is located within the H2 (Residential 2 – 2 Dwelling Units per Acre) land use category of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.

8. **ZONING.** The Project Site is currently zoned R-1-6,000 (Single-Family Residence - 6,000 Square Feet Minimum Required Lot Area), R-1-7,000 (Single-Family Residence - 7,000 Square Feet Minimum Required Lot Area), R-1-8,000 (Single-Family Residence - 8,000 Square Feet Minimum Required Lot Area), R-1-10,000 (Single-Family Residence - 10,000 Square Feet Minimum Required Lot Area), R-1-15,000 (Single-Family Residence - 15,000 Square Feet Minimum Required Lot Area), R-1-20,000 (Single-Family Residence - 20,000 Square Feet Minimum Required Lot Area), and A-2 (Heavy Agricultural).

9. **PROJECT AND SITE PLAN DESCRIPTION.**

   A. Existing Site Conditions
   The Project Site is 548.1 gross acres in size and consists of 514 legal lots, created when the final map phases for the Project were recorded (TR48086, TR48086-1, TR48086-2, TR48086-3). The Project Site is irregular in shape with sloping topography and is undeveloped.

   B. Site Access
   The Project Site is accessed from Yellowstone Road, a 64-foot-wide public road.

   C. Fourth Amendment to TR 48086 ("Fourth Amendment")
   The Fourth Amendment, approved by the Board on June 25, 2019, adjusted the sequencing of compliance with conditions of approval and mitigation measures related to grading, road, infrastructure, and parks and trail improvements, as well as landscaping installation. The Fourth Amendment also clarified which parties are responsible for implementation of mitigation measures and added conditions to address climate change considerations. Further, Condition No. 20 of the Fourth Amendment to TR 48086 requires the filing of a CUP Mod Project to ensure consistency between the Conditions of Approval for the Fourth Amendment and the original CUP:

   - **Fourth Amendment Condition 20**

   All Vesting Map conditions not amended by this Amendment map and all conditions of previously approved CUP and Oak Tree Permit Nos. 96-044-(5) apply, except where modified herein, or as will be required to be modified through the CUP Mod Project process, County Code Section 22.236, to ensure that the related CUP No. 96-044-(5) is consistent with the conditions of approval for this Amendment. The modification will capture changes with respect to earth material export and will ensure the timing of the conditions of approval of both

the CUP and Amendment are consistent and will be required prior to issuance of grading and/or building permits. Subdivider must file for the CUP Mod Project prior to final map recordation.

D. Modifications to the Original CUP

The permittee is proposing to modify 12 conditions of approval, as required by Condition No. 20 of the Fourth Amendment, detailed in the table below. Condition Nos. 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45. Condition No. 82 has been added as suggested by the Hearing Officer during the public hearing on October 22, 2024.

Current Language	Proposed Modification
Condition No. 1	
This grant authorizes the use of the subject property for 542 single-family lots, one public facility fire station lot, one public facility sheriff sub-station lot, two park lots, and three open space lots in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A" subject to all of the following conditions of approval.	This grant permits the use of the subject property for 492 single-family lots, a fire station lot, a Sheriff sub-station lot, 3 private park lots, 3 open space lots dedicated to the public, 12 debris basin lots, and a public school lot in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A' (Amendment Map), dated August 14, 2018, subject to all the following conditions of approval.
Condition No. 8	
The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project, are incorporated by this reference and made conditions of this permit. The permittee shall comply with the attached Mitigation Monitoring Program to the FEIR. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports	The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project, and the Addendum to the FEIR associated with Environmental Assessment No. RPPL2018004166, are incorporated by this reference and made conditions of this permit. The permittee shall comply with the Mitigation Monitoring Program to the FEIR, as amended by the Fourth Amendment to Vesting Tentative Tract Map No. 48086-(5). As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence;

shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence: • Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits. • At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase; • Prior to occupancy clearances by the Department of Public Works; and, • Additional reports shall be submitted as required by the Director, the Forester, and/or Fire Warden.	• Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits. • At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase; • Prior to occupancy clearances by the Department of Public Works; and Additional reports shall be submitted as required by the Director, and the Forester and/or Fire Warden.
Condition No. 15	
The subject property shall be graded, developed, and maintained in substantial compliance with the approved amended vesting tentative tract map and Exhibit "A" (dated 3/7/00), amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a revised Exhibit "A".	The subject property shall be graded, developed, and maintained in substantial compliance with the approved Fourth Amended Vesting Tentative Tract Map No. 48086-(5) and Exhibit "A" (dated August 14, 2018), showing total grading quantities of 7,237,000 cubic yards, with 5,287,000 of excavation and compaction, an additional 1,106,000 of alluvial removal and recompaction, stabilization fills of 402,000 cubic yards (cut/fill) and 442,000 (cut/fill) lot over-excavation, all balanced on-site. Future amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a Revised Exhibit "A".

Condition No. 17	
The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086 and Oak Tree Permit No. 96-044-(5).	The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086, including Vesting Tentative Tract Maps Amendments 1- 4, Conditional Use Permit No.96-044-(5), Oak Tree Permit No. 96-044-(5) and Oak Tree Permit No. 201300020. The Fourth Amendment to Vesting Tentative Tract Map 48086-(5) requires compliance with the following conditions of approval: <u>Prior To Issuance of A Certificate of Occupancy</u> • A conservation easement, to be held by an agency experienced in the management of undisturbed land, and to be approved by the Director, shall be placed on areas designated as open space and undisturbed areas of Lot Nos. 11-15, 33,39-44, 55-56, 509, and 513 on the tentative map. The conservation easement shall be filed, reviewed and approved by the Director prior to issuance of certificates of occupancy for the project. Upon recordation, the subject recorded conservation easements shall not be subordinate in title to any liens, or monetary obligations. permittee shall provide a current title report for each easement parcel to the agency slated to hold the easements and shall be responsible for all costs related to the easement review and recordation, including title insurance. • Permittee shall transfer ownership of undeveloped, natural area depicted as open space to a public agency, or non-profit conservation organization, to the satisfaction of the Director, for perpetual maintenance of those portions of the open space and shall dedicate to the County the right to restrict any and all development on said lots. The final executed agreement shall include a reasonable endowment for maintenance as agreed upon by the public agency, or non-profit agency, or non-profit conservation organization and permittee, and must be to the satisfaction of the Director. • Permittee shall avoid using “V” ditches in the open space areas so as to allow wildlife crossing, to the satisfaction of Public Works and Regional Planning.

	Prior To Issuance of Any Grading Permits • Road widening improvements at the southern portion of the Project Site, adjacent to SR-14, shall include landscaping with indigenous/native plants that can connect and provide for wildlife passage between Spring Canyon Road 10-foot-high culvert and continue underneath Valley Canyon Road (proposed future Yellowstone Lane) to the southern natural, undisturbed slopes. • Landscaping with indigenous plants shall provide for wildlife passage east of the Stonecrest Road/Yellowstone Lane intersection. The intersection shall be configured with indigenous/native landscaping to guide wildlife on the riding-hiking-wildlife trail to the east and south across Soledad Canyon Road and out of the intersection. Prior to Issuance of a Building Permit • For Lot No. 514 (school site) the permittee shall coordinate with and notify the Sulphur Springs School District to prepare and submit preliminary improvement plans to the Public Works Traffic and Lighting Divisions (now Traffic, Safety and Mobility Division). • Permittee shall comply with County Code Section 21.32.200 by contributing its fair share for regional infrastructure improvements at SR-14 northbound ramps/Soledad Canyon Road and SR-14 southbound ramps north of Sand Canyon Road/Soledad Canyon Road to the satisfaction of Public Works. • Permittee shall contribute its fair share to the City of Santa Clarita to carry out improvements within the boundaries of the City's jurisdiction to the satisfaction of Public Works. • Permittee shall submit to Public Works detailed striping and signal plans consistent with the findings and recommendations from the Soledad Canyon Road Speed Advisory Study to the satisfaction of said department. • The bridge over Spring Canyon on Soledad Canyon Road (proposed future improvement/widening) shall be retained or reconstructed to the satisfaction of Regional Planning and Public Works. Bridge/street improvement plans, if implemented by the

	permittee or by a separate agreed upon party, shall be reviewed and approved by the Director. • Prior to the issuance of the building permit for the 301st residential dwelling unit, the permittee shall submit evidence that a second means of access has been physically constructed to the satisfaction of Regional Planning, Public Works, and the Fire Department. <u>Prior To Issuance of A Certificate of Occupancy For Any Residential Lot</u> • Permittee shall construct and complete, or cause to be constructed and completed, the approved detailed striping and signal plans consistent with the findings and recommendations from the Soledad Canyon Road Speed Advisory Study to the satisfaction of Public Works.
Condition No. 19	
A maximum of 542 single-family residential units are permitted on the subject property.	A maximum of 492 single-family residential units are permitted on the subject property.
Condition No. 22	
The permittee shall provide in the Covenants, Conditions, and Restrictions, to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine ("Cemex") south of the Antelope Valley Freeway with attendant impacts, which are permitted to continue their operations in compliance with requirements of the County Code and any applicable permits.	The permittee shall provide in the Covenants, Conditions, and Restrictions ("CC&R's"), to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine ("Cemex") south of the Antelope Valley Freeway (SR-14)with attendant resultant impacts, which are permitted to continue their operations in compliance with requirements of the County Code and of any appliable permits. Prior to issuance of any Project building permit(s), permittee shall establish a Homeowner's Association ("HOA") for the Project. CC&R's of the HOA shall be continuously maintained for the HOA. Where mitigation measures have provisions for buyers to receive information in escrow packages, the measures shall be recorded in the CC&R's.

Condition No. 23	
The Permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway, and proposed Cemex location south of the Antelope Valley Freeway.	The permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway (SR-14), and proposed Cemex location south of the Antelope Valley Freeway (SR-14). In addition, the sales office shall have brochures available to highlight the benefits of the green initiatives featured at the Project Site and a brochure from the National Wildlife Federation to inform homebuyers of the Backyard Habitat Program.
Condition No. 24	
The Permittee shall submit a copy of the project's Covenants, Conditions, and Restrictions to the Director for review and approval prior to the recordation of the final map for Vesting Tentative Tract Map No. 48086.	The permittee shall submit a copy of the project's CC&R's to the Director for review and approval prior to the recordation of the final map for Vesting Amended Tentative Tract Map 48086. A copy of these Project conditions of approval shall be attached and included as conditions in the CC&R's provided to homeowners, and the CC&R's shall prohibit any such condition from being amended in any way, or eliminated, without prior approval from the Director.
Condition No. 36	
The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code.	The permittee shall utilize water-saving devices and technology as well as solar and electric efficiency technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code. Every residential dwelling unit within the Project Site shall be built with a solar panel system to generate electricity equivalent to 3 KwH. Permittee shall fund 25 electric vehicle ("EV") charging stations within the Project Site and/or the surrounding community for the public to access and use, and once funded, these charging stations shall be installed by a third-party electric car charging provider, such as ChargePointe or Blink. Every residential dwelling unit constructed within the Project Site shall feature a 220V outlet in the garage for future EV chargers. No community pool is currently planned in the community; however, if any community pool is built

	within the subdivision, it must be equipped with solar panels for heating. Every residential dwelling unit constructed within the project site shall feature a tankless on-demand water heater. Every residential dwelling unit constructed within the project site shall comply with current ordinances and State laws, including low water and water conservation. Every residential dwelling unit constructed within the project site shall be plumbed for an optional greywater system to recycle washing machine water or kitchen sink water for use in backyard landscaping. Every residential dwelling unit constructed within the project site shall feature a rainwater collection system to reduce landscape water use. All landscaping within the common space of the developed portion of the project site and in the front yards of each residential lot shall comply with the County Code and State laws, featuring drip irrigation with drought tolerant and/or native landscaping.
Condition No. 40	
The permittee shall, prior to issuance of the first single-family residential building permit, enter into a park development agreement with the Department of Parks and Recreation that provides for permittee's completion of (1) an approximately 18-acre active park ("Active Park") consisting of a total usable pad of approximately 4.6 acres, slopes, and parking area as depicted on an approved revised Exhibit "A", and (2) a one-acre passive park ("Passive Park") as shown on an approved revised Exhibit "A" all to the satisfaction of the Department of Parks and Recreation. The following improvements to the Active Park shall be completed prior to the	The permittee shall, prior to issuance of any building permit for the project, enter into a park development agreement with the Department of Parks and Recreation for development (1) an approximately 18-acre active park ("Active Park") and (2) a one-acre passive park ("Passive Park") as shown on an approved Revised Exhibit "A" all to the satisfaction of the Department of Parks and Recreation. Prior to the issuance of a building permit for the 213th residential dwelling unit, permittee shall complete, or cause complete construction of, the proposed active park; Pervious pavement shall be utilized in parking areas of the park and impervious pavement shall be eliminated wherever possible.

issuance of the certificate of occupancy for the first single-family residential unit in the project: a. Improved youth soccer field; b. Recreational turf and landscaping; and c. Restroom facilities.	
Condition No. 41	
The Passive Park shall be completed prior to the certificate of occupancy for the 100th single-family residential unit. The park development agreement shall provide that permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40 and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall otherwise bear the entire costs to complete such improvements.	The Passive Park shall be completed prior to the issuance of the certificate of occupancy for the 380th residential dwelling unit. The Permittee shall complete, or cause completion of, the proposed passive park. The park development agreement shall provide that the Permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40 and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall otherwise bear the entire costs to complete such improvements. Permittee shall pay the prevailing wage for park improvements. Permittee shall be eligible for a park obligation in-lieu fee credit for actual park improvement costs.
Condition No. 45	
All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a revised plot plan, shall be submitted to and approved by the Director before issuance of a building permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.	All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a Revised Exhibit "A", shall be submitted to and approved by the Director before issuance of a grading permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. In addition to the review and approval of the Director, the landscaping plans shall be reviewed by the Los Angeles County Staff ("Staff") biologist of the Department of Regional Planning and the Los Angeles County Fire Department ("Fire Department"). Their review shall include an evaluation of the balance of structural diversity (e.g. trees, shrubs, and groundcover) that could be

In addition to the review and approval of the Director, the landscaping plans will be reviewed by the Los Angeles County Staff ("Staff") biologist of the Department of Regional Planning and the Los Angeles County Fire Department. 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. The landscaping plan shall be maintained in compliance with the approved grading plans. The landscaping plan must show that at least 50 percent of the area covered by landscaping will be locally indigenous species, including not only trees, but shrubs and ground covering as well. However, if the applicant can prove to the satisfaction of Staff that a 50 percent or more locally indigenous species is not possible due to County fire safety requirements, then Staff may determine that a lower percentage is required. In those areas where Staff approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting required shall be at least 30 percent. The landscaping will include trees, shrubs, and ground covering at a mixture and density determined by Staff and the Fire Department. Fire retardant plants should be given first consideration. **Permitted Plantings.** Trees, shrubs, and ground coverings indigenous to the local region may be used for the required 50 percent landscaping. Fire	expected 18 months after planting in compliance with fire safety requirements. The landscaping plan shall be maintained in compliance with the approved grading plans. A low wall made of fire-resistant material, to a maximum 42 inches in height, may be constructed at the proposed building pad boundaries between fuel modification Zones B and C. Zone C and beyond, shall have indigenous native plants to the satisfaction of the Fire Department. The landscaping plan must show all landscaping will be locally indigenous species, including not only trees but shrubs and ground cover as well. **Permitted Plantings.** Only trees, shrubs, and ground coverings indigenous to the local region may be used. Permittee shall plant indigenous/native vegetation in the open spaces, and on slopes, as long as it is outside of the fuel modification zones and 50 feet from structures. Existing native and non-native trees shall be mapped to the satisfaction of the Director, including holly-leaf cherry trees and California junipers. Holly-leaf cherry trees impacted by the Project shall be replaced and preserved in open space areas to the satisfaction of the Director. The permittee shall provide mitigation trees of eight to one (8:1) for each tree removed. Soil testing and land banking for the holly-leaf trees shall be accomplished prior to issuance of building permits, to the satisfaction of the Director. Mitigation trees shall be planted within one year of the holly-leaf cherry tree removals. Permittee shall inform the Director when such trees have been planted. Permittee or authorized party shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree to the satisfaction of the Director. The five-year maintenance period will begin upon notification from permittee that such trees have been planted. The maintenance period of the trees failing to survive five years will start anew with different replacement trees. Active Park. Indigenous/native vegetation shall be required on all slopes outside of fuel modification

retardant and locally indigenous plants that may also be used for the required 50 percent of such landscaping can be found on the attached list (marked Exhibit "B") complied by the Los Angeles County Fire Department. This list may be amended as approved by Staff. **Timing of Planting.** Prior to the issuance of building permits for any construction, the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within 6 months and expected growth during the subsequent 18 months. The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs, and ground coverings shall be completed within six months following occupancy. The approved landscaping plan shall set forth goals for the growth of new plants in order to achieve established landscaping within 18 months following completion of the required planting. The permittee shall supply information for Staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished at the time of review, Staff may require replacement planting as necessary to assure	zones, or 50 feet from structures. Revegetation of slopes in, adjoining, and adjacent to the active park shall be completed within five years of the active park's complete and final construction to aid with the success and visibility of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits. Passive Park. Indigenous/native vegetation shall be required on all slopes outside of fuel modification zones, or 50 feet from structures Revegetation of slopes in, adjoining and adjacent to the passive park's complete and final construction to aid with the success and viability of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits. **Timing of Planting.** Prior to the issuance of building permits for any construction, the permittee shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within 6 months and expected growth during the subsequent 18 months. The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs, and ground coverings shall be completed within six months following occupancy. The approved landscaping plan shall set forth goals for the growth of new plants in order to achieve established landscaping within 18 months following completion of the required planting. The permittee shall supply information for Staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished at the time of review, Staff may require replacement planting as necessary to assure completion in accordance with such plan.

completion in accordance with such plan. These requirements shall not apply to areas which have been previously landscaped and irrigated during other phases of development.	These requirements shall not apply to areas which have been previously landscaped and irrigated during other phases of development.
New Condition No. 82	
	The terms and conditions of the CUP Modification shall be recorded in the office of the County Recorder immediately following final approval. In addition, upon transfer or lease of all or any portion of the subject property during the term of this grant, the permittee shall promptly provide a copy of this grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.

10. **HEARING OFFICER DECISION.** A duly-noticed public hearing was held on October 22, 2024. The Hearing Officer heard a presentation from Staff and testimony from the permittee, the Santa Monica Mountains Conservancy ("SMMC") and SCOPE. SMMC and SCOPE spoke in opposition to the CUP Mod Project.

    The Hearing Officer asked Staff if the original CUP conditions were recorded and whether the newly modified conditions would also be recorded. Staff confirmed the permittee would be required to record the modified conditions, as was done for the original CUP. The permittee, Patrick Parker, testified that all conditions and mitigation measures that were previously approved over the years will continue to be implemented to ensure Spring Canyon as approved, is the one that is built. After hearing all public testimony, the Hearing Officer closed the public hearing and approved the CUP Mod Project.

11. **PUBLIC COMMENTS.** No correspondence was received regarding the public hearing before the Commission. Correspondence was received for the public hearing before the Hearing Officer as detailed in the staff report and related supplemental memos.

12. **CEQA DETERMINATION.**
    Addendum to the Certified Environmental Impact Report ("EIR")
    Prior to the Commission's public hearing on the Project, an Addendum to the certified EIR 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. The Addendum concludes the CUP Mod Project does not

propose any changes to the Spring Canyon Project and there are no substantial changes to the circumstances under which the approved project was undertaken or new information of substantial importance which will show the Project has a new or more severe significant effect on the environment not discussed in the previous EIR. Additionally, there are no mitigation measures or alternatives previously found to be infeasible that would in fact be feasible, and there are no mitigation measures or alternatives considerably different from those analyzed in the EIR would substantially reduce any significant effects on the environment.

In 2020, the Southern California subpopulation of mountain lions was listed as a candidate CESA species following certification of the EIR in 2004 and approval of the Fourth Amendment and corresponding Addenda in 2019. However, the listing does not increase or introduce additional environmental impacts from the CUP Mod Project because the EIR's analysis and findings and prior Addenda took wildlife movement, including mountain lions, into account and determined the impact to be significant and unavoidable with the incorporation of feasible mitigation. Therefore, the subsequent listing does not change the CUP Mod Project's impact on the species because the previous environmental review and adopted mitigation measures adequately focused on the real-world effects of the Spring Canyon Project on mountain lion populations and migration, and the CUP Mod Project presents no changes to subdivision design or scope of the proposed development. (See *Fort Mojave Indian Tribe v. Department of Health Services* (1995) 38 Cal.App.4th 1574, 1604 [Subsequent designation of impacted land as "critical habitat" for endangered desert tortoise did not require a subsequent or supplemental EIR because the EIR's "analysis and findings had already taken into account the project's ouster of ninety acres of 'high quality desert tortoise habitat.'"].) Therefore, a subsequent or supplemental EIR is not required pursuant to CEQA Guidelines Sections 15162 or 15163, and an Addendum to the EIR under section 15164 is appropriate and sufficient to comply with CEQA.

GENERAL PLAN CONSISTENCY FINDINGS

13. **LAND USE POLICY.** The Commission finds that the CUP Mod Project is consistent with the goals and policies of the Area Plan. The Project aligns conditions between the Project's Fourth Amendment and the original CUP. The Project does not alter the approved use or increase the number of approved residential units. Therefore, the Project continues to conform with the land use category, intended for the development of low-density residential neighborhoods that require urban services.

ZONING CODE CONSISTENCY FINDINGS

14. **DEVELOPMENT STANDARDS.** The Commission finds that the review of CUP Mod Project conformity with the development standards for the residential use in the R-1 (Single-Family Residence) and A-2 (Heavy Agricultural) zoning was conducted as part of the Fourth Amendment. The future residences will undergo a development standards conformance review prior to issuance of a building permit pursuant to County Code Chapters 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones) and 22.18 (Residential Zones). It should be noted that the CUP Mod

Project does not propose any changes to the Project and all zoning requirements apply unless specifically modified by the original CUP.

CONDITIONAL USE PERMIT MODIFICATION FINDINGS

15. The Commission finds that the proposed use will be consistent with the adopted Area Plan for the area. The proposed CUP Mod Project has no bearing on the project's consistency with the General Plan as the use and number of units that were previously approved will not change.

16. The Commission finds that the requested use at the Project Site not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site; and jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. The Project does not introduce any new requirements, expand existing requirements, or eliminate any requirements. The Project only aligns conditions between two Project entitlements, the original CUP and the Fourth Amendment, for consistency.

17. The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22 of the County Code, or as is otherwise required to integrate said use with the uses in the surrounding area. The CUP Mod Project will have no bearing on the project's ability to comply with development standards and future review will be required prior to the issuance of any building permits.

18. The Commission finds that the Project Site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kid and quantity of traffic such use would generate; by the other public or private service facilities as are required. The CUP Mod Project will have no bearing on the project's access as the entitlement request itself does not propose any changes to the Project but seeks to align the existing original CUP conditions of approval to the changes that were previously approved under the Fourth Amendment by the Board.

19. The Commission finds that the CUP Mod Project will not materially deviate from the terms and conditions imposed in the original CUP and Project entitlements. The original CUP conditions are inconsistent with the Fourth Amendment Condition related to project grading timing. Therefore, modifying the CUP condition language for consistency will not materially deviate from the terms and conditions that were previously imposed.

20. The Commission finds that the approval of the application is necessary to allow reasonable operation and use granted in the CUP. The CUP Mod Project is required per Condition No. 20 of the Fourth Amendment, approved by the Board on June 25, 2019. The Fourth Amendment adjusts the sequencing for compliance with the conditions of approval and mitigation measures, clarifies which parties are responsible for implementation of mitigation measures, and adds conditions to address climate change. The CUP Mod Project will align the original CUP conditions with the Fourth Amendment

conditions that permit the various Project changes. The CUP Mod Project itself does not include any changes to the approved Project - only text changes to the conditions of approval for document consistency.

21. After consideration of the Addendum to the certified EIR, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project with modified conditions will have a significant effect on the environment, and further finds that the Addendum reflects the independent judgment and analysis of the Commission. The request is consistent with the applicable General Plan and is insignificant in its impact on the environment. Further, the proposed CUP Mod Project, related to the sequencing for compliance with conditions of approval and mitigation measures related to grading, road, infrastructure, parks and trails improvements, landscaping installation, climate change, implementing timing, and responsible parties, aligns the original CUP conditions with the Fourth Amendment Conditions of Approval. No changes to subdivision design or the scope of the approved development are proposed.

22. The Commission finds that only the specific request for modification shall be considered by the Commission at the public hearing. All other project features and conditions shall remain as previously approved.

ENVIRONMENTAL FINDINGS

23. The Commission finds that an Addendum to the certified EIR 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. The Commission finds that the CUP Mod Project does not propose any changes to the Spring Canyon Project and there are no substantial changes to the circumstances under which the approved project was undertaken or new information of substantial importance which will show the Project has a new or more severe significant effect on the environment not discussed in the previous EIR that was certified in 2004. The Commission also finds that no mitigation measures or alternatives previously found to be infeasible would in fact be feasible, and that no mitigation measures or alternatives considerably different from those analyzed in the EIR would substantially reduce any significant effects on the environment. In 2020, the Southern California subpopulation of mountain lions was listed as a candidate CESA species following certification of the EIR 2004 and approval of the Fourth Amendment and corresponding Addenda in 2019. However, the listing does not increase or introduce additional environmental impacts from the CUP Mod Project because the EIR's analysis and findings and prior Addenda took wildlife movement, including mountain lions, into account and determined the impact to be significant and unavoidable with the incorporation of feasible mitigation. Therefore, the subsequent listing does not change the CUP Mod Project's impact on the species because the previous environmental review and adopted mitigation measures adequately focused on the real-world effects of the Spring Canyon Project on mountain lion populations and migration, and the CUP Mod Project presents no

changes to subdivision design or scope of the proposed development. (See *Fort Mojave Indian Tribe v. Department of Health Services* (1995) 38 Cal.App.4th 1574, 1604 [Subsequent designation of impacted land as "critical habitat" for endangered desert tortoise did not require a subsequent or supplemental EIR because the EIR's "analysis and findings had already taken into account the project's ouster of ninety acres of 'high quality desert tortoise habitat.'"].) Therefore, a subsequent or supplemental EIR is not required pursuant to CEQA Guidelines Sections 15162 or 15163, and an Addendum to the EIR under section 15164 is appropriate and sufficient to comply with CEQA.

ADMINISTRATIVE FINDINGS

24. **LEGAL NOTIFICATION.** The Commission finds that pursuant to Section 22.236.040 (Application and Review Procedures) of the County Code, Staff properly notified the community of the public hearing by mail and newspaper. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website. On December 30, 2024, staff mailed Notices of Public Hearing out to all property owners as identified on the County Assessor's record within 1,000-foot radius from the Project Site. This mailing also included notices to those on the courtesy mailing list for the Soledad Zoned District and to any additional interested parties.

25. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

A. The Commission finds that the proposed use will be consistent with the adopted Area Plan for the area.

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

C. The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22 of the County Code, or as is otherwise required to integrate said use with the uses in the surrounding area.

D. The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kid and quantity of

traffic such use would generate; by the other public or private service facilities as are required.

E. The Commission finds that the modified CUP will not materially deviate from the terms and conditions imposed in the previously approved CUP.

F. The Commission finds that the approval of the application is necessary to allow reasonable operation and use granted in the CUP.

G. The Commission finds that all conditions of the original CUP and subsequent CUP Mod Project shall continue to apply, unless specifically modified by this approval.

H. After consideration of the addendum to the EIR and the Final EIR itself, together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the CUP Mod Project will have a significant effect on the environment, finds the addendum reflects the independent judgment and analysis of the Commission, and approves the addendum.

THEREFORE, THE COMMISSION:

1. Concludes the Addendum to the EIR for the CUP Mod Project was completed in compliance with CEQA and the State and County Guidelines related thereto.

2. Approves **CONDITIONAL USE PERMIT MODIFICATION NO. RPPL2019002028**, subject to the attached conditions.

ACTION DATE: February 12, 2025

VOTE: 5:0:0:0

Concurring: Duarte-White, Louie, O'Connor, Moon, and Hastings

Dissenting: 0

Abstaining: 0

Absent: 0

JH:MP

02/12/25

c: Each Commissioner

MODIFIED CONDITION ADDENDUM
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. 96-044-(5)
CONDITIONAL USE PERMIT ("CUP") MODIFICATION NO. RPPL2019002028

DRAFT MODIFICATION OF CONDITION NUMBERS 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45 OF CUP NO. 96-044-(5)

Pursuant to Chapter 22.236 (Minor Modification Or Elimination Of Conditional Use Permit Conditions) of the County Code, and in conformance with the Regional Planning Commission's approval action regarding modification to CUP No. 96-044-(5) on October 22, 2024, the following Conditions of Approval of originally approved Conditional Use Permit Number 96-044 is hereby modified, as follows:

Condition No. 1, which currently states:

> "This grant authorizes the use of the subject property for 542 single-family lots, one public facility fire station lot, one public facility sheriff sub-station lot, two park lots, and three open space lots in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A" subject to all of the following conditions of approval."

With the requested modification, Condition No. 1 will state:

> **This grant permits the use of the subject property for 492 single-family lots, a fire station lot, a Sheriff sub-station lot, 3 private park lots, and 3 open space lots dedicated to the public, 12 debris basin lots, and a public school lot in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A' (Amendment Map), dated August 14, 2018, subject to all the following conditions of approval."**

Condition No. 8, which currently states:

> "The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project, are incorporated by this reference and made conditions of this permit. The permittee shall comply with the attached Mitigation Monitoring Program to the FEIR. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence;
>
> - Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits.

- At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase;
- Prior to occupancy clearances by the Department of Public Works; and,
- Additional reports shall be submitted as required by the Director, the Forester, and/or Fire Warden.

With the requested modification, this Condition No. 8 will state:

"The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project, and the Addendum to the Final Environmental Impact Report associated with Environmental Assessment No. RPPL2018004166, are incorporated by this reference and made conditions of this permit. The permittee shall comply with the Mitigation Monitoring Program to the FEIR, as amended by the Fourth Amendment to Vesting Tentative Tract Map No. 48086-(5). As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence;

- **Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits.**
- **At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase;**
- **Prior to occupancy clearances by the Department of Public Works; and**
- **Additional reports shall be submitted as required by the Director, and the Forester and/or Fire Warden.**

Condition No. 15, currently states:

"The subject property shall be graded, developed, and maintained in substantial compliance with the approved amended vesting tentative tract map and Exhibit "A" (dated 3/7/00), amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a revised Exhibit "A".

With the requested modification, Condition No. 15 will state:

> **"The subject property shall be graded, developed, and maintained in substantial compliance with the approved Fourth Amended Vesting Tentative Tract Map No. 48086-(5) and Exhibit "A" (dated August 14, 2018), showing total grading quantities of 7,237,000 cubic yards, with 5,287,000 of excavation and compaction, an additional 1,106,000 of alluvial removal and recompaction, stabilization fills of 402,000 cubic yards (cut/fill) and 442,000 (cut/fill) lot over-excavation, all balanced on-site. Future amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a Revised Exhibit "A".**

Condition No. 17, which currently states:

> "The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086 and Oak Tree Permit No. 96-044-(5)."

With the requested modification, Condition No. 17 will state:

> **"The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086, including Vesting Tentative Tract Map Amendments 1-4, Conditional Use Permit No. 96-044-(5), Oak Tree Permit No. 96-044-(5), and Oak Tree Permit No. 201300020.**
>
> **The Fourth Amendment to Vesting Tentative Tract Map 48086-(5) requires compliance with the following conditions of approval:**
>
> **Prior To Issuance Of A Certificate of Occupancy**
>
> - **A conservation easement, to be held by an agency experienced in the management of undisturbed land, and to be approved by the Director, shall be placed on areas designated as open space and undisturbed areas of Lot Nos. 11-15, 33,39-44, 55-56, 509, and 513 on the tentative map. The conservation easement shall be filed, reviewed and approved by the Director prior to issuance of certificates of occupancy for the project. Upon recordation, the subject recorded conservation easements shall not be subordinate in title to any liens, or monetary obligations. Permittee shall provide a current title report for each easement parcel to the agency slated to hold the easements and shall be responsible for all costs related to the easement review and recordation, including title insurance.**
>
> - **Permittee shall transfer ownership of undeveloped, natural area depicted as open space to a public agency, or non-profit conservation organization, to the satisfaction of the Director, for perpetual**

maintenance of those portions of the open space and shall dedicate to the County the right to restrict any and all development on said lots. The final executed agreement shall include a reasonable endowment for maintenance as agreed upon by the public agency, or non-profit agency, or non-profit conservation organization and permittee, and must be to the satisfaction of the Director.

- **Permittee shall avoid using "V" ditches in the open space areas so as to allow wildlife crossing, to the satisfaction of Public Works and Regional Planning.**

Prior To Issuance Of Any Grading Permits

- **Road widening improvements at the southern portion of the Project Site, adjacent to SR-14, shall include landscaping with indigenous/native plants that can connect and provide for wildlife passage between Spring Canyon Road 10-foot-high culvert and continue underneath Valley Canyon Road (proposed future Yellowstone Lane) to the southern natural, undisturbed slopes.**

- **Landscaping with indigenous plants shall provide for wildlife passage east of the Stonecrest Road/Yellowstone Lane intersection. The intersection shall be configured with indigenous/native landscaping to guide wildlife on the riding□hiking-wildlife trail to the east and south across Soledad Canyon Road and out of the intersection.**

Prior to Issuance of a Building Permit

- **For Lot No. 514 (school site) permittee shall coordinate with and notify the Sulphur Springs School District to prepare and submit preliminary improvement plans to the Public Works Traffic and Lighting Divisions (now Traffic, Safety and Mobility Division).**

- **Permittee shall comply with County Code Section 21.32.200 by contributing its fair share for regional infrastructure improvements at SR-14 northbound ramps/Soledad Canyon Road and SR-14 southbound ramps north of Sand Canyon Road/Soledad Canyon Road to the satisfaction of Public Works.**

- **Permittee shall contribute its fair share to the City of Santa Clarita to carry out improvements within the boundaries of the City's jurisdiction to the satisfaction of Public Works.**

- **Permittee shall submit to Public Works detailed striping and signal plans consistent with the findings and recommendations from the**

Soledad Canyon Road Speed Advisory Study to the satisfaction of said department.

- **The bridge over Spring Canyon on Soledad Canyon Road (proposed future improvement/widening) shall be retained or reconstructed to the satisfaction of Regional Planning and Public Works. Bridge/street improvement plans, if implemented by the Permittee or by a separate agreed upon party, shall be reviewed and approved by the Director.**

- **Prior to the issuance of the building permit for the 301st residential dwelling unit, the permittee shall submit evidence that a second means of access has been physically constructed to the satisfaction of Regional Planning, Public Works, and the Fire Department.**

Prior To Issuance Of A Certificate of Occupancy For Any Residential Lot

- **Permittee shall construct and complete, or cause to be constructed and completed, the approved detailed striping and signal plans consistent with the findings and recommendations from the Soledad Canyon Road Speed Advisory Study to the satisfaction of Public Works."**

Condition No. 19, which currently states:

"A maximum of 542 single-family residential units are permitted on the subject property."

With the requested modification, Condition No. 19 will state:

"A maximum of 492 single-family residential units are permitted on the subject property."

Condition No. 22, which currently states:

"The permittee shall provide in the Covenants, Conditions, and Restrictions, to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine ("Cemex") south of the Antelope Valley Freeway with attendant impacts, which are permitted to continue their operations in compliance with requirements of the County Code and any applicable permits."

With the requested modification, Condition No. 22 will state:

"The permittee shall provide in the Covenants, Conditions, and Restrictions ("CC&R's"), to the satisfaction of the Department of Regional Planning, full

disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine ("Cemex") south of the Antelope Valley Freeway (SR-14) with attendant resultant impacts, which are permitted to continue their operations in compliance with requirements of the County Code and of any appliable permits. Prior to issuance of any Project building permit(s), Permittee shall establish a Homeowner's Association ("HOA") for the Project. CC&R's of the HOA shall be continuously maintained for the HOA. Where mitigation measures have provisions for buyers to receive information in escrow packages, the measures shall be recorded in the CC&R's."

Condition No. 23, which currently states:

"The Permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway, and proposed Cemex location south of the Antelope Valley Freeway."

With the requested modification, Condition No. 23 will state:

"The Permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway, and proposed Cemex location south of the Antelope Valley Freeway (SR-14). In addition, the sales office shall have brochures available to highlight the benefits of the green initiatives featured at the Project Site and a brochure from the National Wildlife Federation to inform homebuyers of the Backyard Habitat Program."

Condition No. 24, which currently states:

"The Permittee shall submit a copy of the project's Covenants, Conditions, and Restrictions to the Director for review and approval prior to the recordation of the final map for Vesting Tentative Tract Map No. 48086."

With the requested modification, Condition No. 24 will state:

"The permittee shall submit a copy of the project's CC&R's to the Director for review and approval prior to the recordation of the final map for Vesting Amended Tentative Tract Map 48086. A copy of these Project conditions of approval shall be attached and included as conditions in the CC&R's provided to homeowners, and the CC&R's shall prohibit any such condition from being amended in any way, or eliminated, without prior approval from the Director."

Condition No. 36, which currently states:

> "The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code."

With the requested modification, Condition No. 36 will state:

> **"The permittee shall utilize water-saving devices and technology as well as solar and electric efficiency technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code.**
>
> **Every residential dwelling unit within the Project Site shall be built with a solar panel system to generate electricity equivalent to 3 KwH.**
>
> **Permittee shall fund 25 electric vehicle ("EV") charging stations within the Project Site and/or the surrounding community for the public to access and use, and once funded, these charging stations shall be installed by a third party electric car charging provider, such as ChargePointe or Blink.**
>
> **Every residential dwelling unit constructed within the Project Site shall feature a 220V outlet in the garage for future EV chargers.**
>
> **No community pool is currently planned in the community; however, if any community pool is built within the subdivision, it must be equipped with solar panels for heating.**
>
> **Every residential dwelling unit constructed within the project site shall feature a tankless on-demand water heater. Every residential dwelling unit constructed within the project site shall comply with current ordinances and State laws, including low water and water conservation.**
>
> **Every residential dwelling unit constructed within the project site shall be plumbed for an optional greywater system to recycle washing machine water or kitchen sink water for use in backyard landscaping.**
>
> **Every residential dwelling unit constructed within the project site shall feature a rainwater collection system to reduce landscape water use.**
>
> **All landscaping within the common space of the developed portion of the project site and in the front yards of each residential lot shall comply with the County Code and State laws, featuring drip irrigation with drought tolerant and/or native landscaping."**

Condition No. 40, which currently states:

"The permittee shall, prior to issuance of the first single-family residential building permit, enter into a park development agreement with the Department of Parks and Recreation that provides for permittee's completion of (1) an approximately 18-acre active park ("Active Park") consisting of a total usable pad of approximately 4.6 acres, slopes, and parking area as depicted on an approved revised Exhibit "A", and (2) a one-acre passive park ("Passive Park") as shown on an approved revised Exhibit "A" all to the satisfaction of the Department of Parks and Recreation. The following improvements to the Active Park shall be completed prior to the issuance of the certificate of occupancy for the first single-family residential unit in the project:

a. Improved youth soccer field;
b. Recreational turf and landscaping; and
c. Restroom facilities."

With the requested modification, Condition No. 40 will state:

"The permittee shall, prior to issuance of any building permit for the project, enter into a park development agreement with the Department of Parks and Recreation for development (1) an approximately 18-acre active park ("Active Park") and (2) a one-acre passive park ("Passive Park") as shown on an approved Revised Exhibit "A" all to the satisfaction of the Department of Parks and Recreation. Prior to the issuance of a building permit for the 213th residential dwelling unit, permittee shall complete, or cause complete construction of, the proposed active park; Pervious pavement shall be utilized in parking areas of the park and impervious pavement shall be eliminated wherever possible."

Condition No. 41, which currently states:

"The Passive Park shall be completed prior to the certificate of occupancy for the 100th single-family residential unit. The park development agreement shall provide that permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40 and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall otherwise bear the entire costs to complete such improvements."

With the requested modification, Condition No. 41 will state:

"The Passive Park shall be completed prior to the issuance of the Certificate of Occupancy for the 380th residential dwelling unit. The Permittee shall complete, or cause completion of, the proposed passive park. The park development agreement shall provide that the Permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40

and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall otherwise bear the entire costs to complete such improvements. Permittee shall pay the prevailing wage for park improvements. Permittee shall be eligible for a park obligation in-lieu fee credit for actual park improvement costs."

Condition No. 45, which currently states:

"All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a revised plot plan, shall be submitted to and approved by the Director before issuance of a building permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.

In addition to the review and approval of the Director, the landscaping plans will be reviewed by the staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department. 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. The landscaping plan shall be maintained in compliance with the approved grading plans."

With the requested modification, Condition No. 45 will state:

"All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a Revised Exhibit "A", shall be submitted to and approved by the Director before issuance of a grading permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.

In addition to the review and approval of the Director, the landscaping plans shall be reviewed by the staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department ("Fire Department"). Their review shall 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. The landscaping plan shall be maintained in compliance with the approved grading plans.

A low wall made of fire-resistant material, to a maximum 42 inches in height, may be constructed at the proposed building pad boundaries between fuel

modification Zones B and C. Zone C and beyond, shall have indigenous native plants to the satisfaction of the Fire Department."

The landscaping plan must show that all at least 50 percent of the area covered by landscaping will be locally indigenous species, including not only trees but shrubs and ground cover as well.

However, if the permittee can prove to the satisfaction of staff that a 50 percent or more locally indigenous species is not possible due to County fire safety requirements, then staff may determine that a lower percentage is required. In those areas where staff approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting required shall be at least 30 percent. The landscaping will include trees, shrubs, and ground covering at a mixture and density determined by staff and the Fire Department. Fire retardant plants should be given first consideration.

Permitted Plantings. Only trees, shrubs, and ground coverings indigenous to the local region may be used. Permittee shall plant indigenous/native vegetation in the open spaces, and on slopes, as long as it is outside of the fuel modification zones and 50 feet from structures. Fire retardant and locally indigenous plants that may also be used for the required 50 percent of such landscaping can be found on the attached list (marked Exhibit "B") complied by the Los Angeles County Fire Department. This list may be amended as approved by staff.

Existing native and non-native trees shall be mapped to the satisfaction of the Director, including holly-leaf cherry trees and California junipers.

Holly-leaf cherry trees impacted by the Project shall be replaced and preserved in open space areas to the satisfaction of the Director. The permittee shall provide mitigation trees of eight to one (8:1) for each tree removed. Soil testing and land banking for the holly-leaf trees shall be accomplished prior to issuance of building permits, to the satisfaction of the Director.

Mitigation trees shall be planted within one year of the holly-leaf cherry tree removals. Permittee shall inform the Director when such trees have been planted.

Permittee or authorized party shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree to the satisfaction of the Director. The five-year maintenance period will begin upon notification from permittee that such trees have been planted. The maintenance period of the trees failing to survive five years will start anew with different replacement trees.

Active Park. Indigenous/native vegetation shall be required on all slopes outside of fuel modification zones, or 50 feet from structures. Revegetation of slopes in, adjoining, and adjacent to the active park shall be completed within five years of the active park's complete and final construction to aid with the success and visibility of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits.

Passive Park. Indigenous/native vegetation shall be required on all slopes outside of fuel modification zones, or 50 feet from structures Revegetation of slopes in, adjoining and adjacent to the passive park's complete and final construction to aid with the success and viability of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits.

Timing of Planting. Prior to the issuance of building permits for any construction, the permittee shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within 6 months and expected growth during the subsequent 18 months.

The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs, and ground coverings shall be completed within six months following occupancy.

The approved landscaping plan shall set forth goals for the growth of new plants in order to achieve established landscaping within 18 months following completion of the required planting. The permittee shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan.

These requirements shall not apply to areas which have been previously landscaped and irrigated during other phases of development.

Condition No. 82:

The terms and conditions of the CUP Modification shall be recorded in the office of the County Recorder immediately following final approval. In addition, upon transfer or lease of all or any portion of the subject property during the term of this grant, the permittee shall promptly provide a copy of this grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.

Condition No. 83:

In February 2030, the applicant shall prepare and submit an updated County of Los Angeles Engineer's Report for Zone 82 of Landscaping and Lighting Act District No. 4, (LLAD No. 4) to the County Engineer and the Director of Planning. The updated report shall outline the projected costs for maintaining the finished project's open space and ensure the corresponding tax assessments are sufficient to cover the actual costs of long-term open space maintenance, to the satisfaction of the Department of Public Works in consultation with LA County Planning. If the Department of Public Works determines, based on upon report findings, that the current tax assessment is insufficient to cover the actual costs of long-term open space maintenance, then the case for adjusting the tax assessment shall be presented to the Board of Supervisors by the Department of Public Works.

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED:	February 11, 2025
HEARING DATE:	February 11, 2025 AGENDA ITEM: 7
PROJECT NUMBER:	96-044-(5)
PERMIT NUMBER(S):	Conditional Use Permit ("CUP") Modification No. RPPL2019002028
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	North of the Antelope Valley Freeway (SR-14) and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon
OWNER/APPLICANT:	Spring Canyon Recovery Acquisition LLC
INCLUSIONARY HOUSING ORDINANCE ("IHO"):	The Project is not subject to the IHO.
CASE PLANNER:	Marie Pavlovic, Senior Planner mpavlovic@planning.lacounty.gov

SUPPLEMENTAL MATERIAL

This supplemental memo provides the attachments to the applicant's responses to Mountains Recreation Conservation Authority ("MRCA") and (Santa Clarita Organization for Planning and the Environment ("SCOPE") comments (Exhibit A) provided on February 6, 2024, as well as additional public comment from MRCA and SCOPE (Exhibit B).

Report Reviewed By: _____
Joshua Huntington, AICP, Supervising Regional Planner

Report Approved By: _____ for Susan Tae
Susan Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBIT	
Exhibit A	Attachments to the applicant's public comment letter that was previously provided.
Exhibit B	New Public Comment

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
"To Enrich Lives Through Effective and Caring Service"

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MARK PESTRELLA, Director

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

IN REPLY PLEASE
REFER TO FILE

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
1 November 27, 2018

CELIA ZAVALA
EXECUTIVE OFFICER

August 07, 2018

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

Dear Supervisors:

DEVELOPMENT SERVICES AND TRANSPORTATION CORE SERVICE AREAS
DRAINAGE BENEFIT ASSESSMENT AREA NO. 34
DETERMINATION AND LEVYING OF ASSESSMENTS,
COUNTY LANDSCAPING MAINTENANCE DISTRICTS ANNEXATION OF TERRITORY INTO LANDSCAPING AND LIGHTING ACT DISTRICT 4, ZONE 82 (SPRING CANYON), APPROVAL OF FINAL MAPS FOR TRACT NO. 48086-02, TRACT NO. 48086-03, TRACT NO. 48086, AND ACCEPTANCE OF GRANTS AND DEDICATIONS IN CONNECTION THEREWITH IN THE UNINCORPORATED COUNTY COMMUNITY OF SOLEDAD
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)

SUBJECT

Public Works is seeking Board approval to establish Drainage Benefit Assessment Area No. 34 and to determine and levy an annual assessment on each parcel of real property; to annex territory into Landscaping and Lighting Act District 4 and formation of Zone 82 (Spring Canyon); and to approve the final maps for Tract No. 48086-02, Tract No. 48086-03, and Tract No. 48086, all units of Vesting Tentative Tract Map 48086, in the unincorporated County community of Soledad and acceptance of grants and dedications for Tract No. 48086-02, Tract No. 48086-03, and Tract No. 48086, respectively.

IT IS RECOMMENDED THAT THE BOARD:

1. Receive and file the June 2018 Engineer's Report prepared by Michael Baker International and approved by Public Works regarding the establishment of Drainage Benefit Assessment Area No. 34 in the unincorporated County community of Soledad for the operation and maintenance of a runoff treatment system.

2. Instruct the Executive Officer of the Board to set a date for a public hearing on the Engineer's Report for the establishment of Drainage Benefit Assessment Area No. 34 and the determination and levy of an annual assessment, setting the assessment rate at $14.52 per Equivalent Benefit Unit on the parcels of real property located therein, in compliance with Government Code Sections 54716.

3. Adopt a resolution to initiate proceedings, approve the Engineer's Report, and adopt a resolution of intention for the annexation of territory to Landscaping and Lighting Act District 4 and formation of Zone 82 (Spring Canyon) starting in Fiscal Year 2019-20, setting the assessment rate at $145 per Equivalent Benefit Unit, and set a public hearing for September 25, 2018.

4. Instruct the Executive Officer of the Board to cause notice of the proposed assessment for Drainage Benefit Assessment Area No. 34 and the proposed annexation of territory to Landscaping and Lighting Act District 4 and formation of Zone 82 to be sent by mail to the record owner of each parcel at least 45 days prior to the scheduled public hearing date of Tuesday, September 25, 2018, in accordance with Section 53753 of the California Government Code and Article XIIID Section 4 of the California Constitution (Proposition 218). The mailed notice will include assessment ballots.

5. Instruct the Executive Officer of the Board to cause notice of the time, date (September 25, 2018), and place of the public hearing; and

a. The filing of the report to be published and posted in at least three public places within the County in accordance with Section 6066 of the Government Code; and

b. On the annexation of territory to Landscaping and Lighting Act District 4 and formation of Zone 82 (Spring Canyon) to be published in a newspaper of general circulation in accordance with Sections 22552 and 22553 of the California Streets and Highways Code.

AFTER THE PUBLIC HEARING, IT IS RECOMMENDED THAT THE BOARD:

1. Authorize the tabulation of assessment ballots submitted and not withdrawn in support of and in opposition to the proposed assessment for Drainage Benefit Assessment Area No. 34 and the proposed annexation of territory to Landscaping and Lighting Act District 4 and formation of Zone 82 and determine whether a majority protest against either the proposed assessment or annexation exists.

2. If no majority protest exists against either the proposed assessment or the proposed annexation:

a. Determine that the recommended action is within the scope of the project impacts analyzed in an Environmental Impact Report previously certified by the Board as well as an addendum to the Environmental Impact Report previously certified by the Department of Regional Planning’s Hearing Officer.

b. Adopt the resolution to establish Drainage Benefit Assessment Area No. 34 and to determine and levy an annual assessment on the parcels of real property located in Drainage Benefit Assessment Area No. 34 either as proposed or as modified by the Board.

c. Adopt the resolution ordering the annexation of territory to Landscaping and Lighting Act District 4 and formation of Zone 82 (Spring Canyon).

d. Make findings as follows:

i. That the proposed subdivisions conform to the applicable requirements and conditions imposed pursuant to the State Subdivision Map Act (Government Code Section 66410, et seq.) and the County's Subdivision Ordinance (Title 21) and are in substantial compliance with the previously approved Vesting Tentative Tract Map 48086 by the Regional Planning Commission on July 28, 2004.

ii. That division and development of the property, in the manner set forth on the approved tentative map for these subdivisions, will not unreasonably interfere with the free and complete exercise of any rights of way or easements owned by any public entity and/or public utility in accordance with Government Code Section 66436(a)(3)(A)(i) of the State Subdivision Map Act.

e. Approve the final maps for Tract No. 48086-02, Tract No. 48086-03, and Tract No. 48086.

f. Accept grants and dedications as indicated on the final maps for Tract No. 48086-02, Tract No. 48086-03, and Tract No. 48086.

3. If a majority protest exists against either the proposed assessment or annexation, refer this item back to Public Works in its entirety.

4. Authorize changes, if needed, in any of the matters provided in the Engineer's Report including any changes in the improvements, the proposed diagrams, or the proposed assessments as described in the Engineer's Report.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On July 8, 2004, the Board approved tentative Vesting Tentative Tract Map (VTTM) 48086 for the Spring Canyon subdivision. The conditions of approval of that tentative tract map included the formation of a drainage benefit assessment area and annexation into Landscaping and Lighting Act District 4 and formation of Zone 82.

The purpose of the recommended action is to comply with the California Environmental Quality Act and with the conditions of approval through the specific actions described below and approve the final maps for Tract Nos. 48086-02, 48086-03, and 48086 (Spring Canyon) so that they can be recorded with the Registrar-Recorder:

1. Establish Drainage Benefit Assessment Area (DBAA) No. 34 in the unincorporated County community of Soledad and to determine and levy an annual assessment on each parcel of real property located therein. DBAA No. 34 is being formed for the purpose of maintaining and operating a runoff treatment system constructed as a condition of approval for VTTM 48086.

2. In addition, Spring Canyon Recovery Acquisition, LLC, the developer of the unincorporated community to be known as Spring Canyon (VTTM 48086), is required per the conditions of approval for VTTM 48086 to annex approximately 277 acres of open-space conservation area of natural land within the proposed development into Landscaping and Lighting Act (LLA) District 4, to be known as Zone 82 (Spring Canyon).

3. Annex territory into LLA District 4 and form a new Zone 82 (Spring Canyon) to establish the proposed annual assessments for the annexed areas commencing in Fiscal Year 2019-20. These actions are pursuant to the LLA and Article XIIID of the California Constitution and these assessments provide funding for the operation and maintenance of open-space areas identified in

the enclosed Engineer's Report.

4. Approve the final maps for Tract No. 48086-02, Tract No. 48086-03, and Tract No. 48086. The proposed final maps (enclosed) consist of 437.16 acres and create 513 single-family residential lots located in the unincorporated County community of Soledad.

On July 12, 1979; August 10, 1995; and July 22, 1997; the Board approved the formation of LLA Districts 1, 2, and 4 and zones therein, respectively, pursuant to provisions of LLA, Part 2 of Division 15 of the Streets and Highways Code of California, Section 22500 et. seq., in order to collect assessments to pay for the cost of maintaining landscaping benefiting the subject properties.

On June 12, 1979, the Board approved the method of distributing maintenance costs based on land use and/or benefit. This method and the proposed assessment rate are shown in detail in the Engineer's Report.

The proposed annexation of this territory will provide the method to collect funds for the maintenance and servicing of the open-space areas designated by the developer, which will provide special benefits to the properties within the annexation territory. The proposed services and improvements include resource monitoring, general maintenance for trash removal, habitat maintenance for plants and wildlife, and trail maintenance.

The Department of Regional Planning's Hearing Officer approved the Third Amendment to VTTM 48086 for this subdivision on October 2, 2012. The subdivider has complied with all requirements imposed as a condition of the approval of the tentative map, and the final maps are in substantial compliance with the approved tentative map so long as the assessments are approved.

Pursuant to the State Subdivision Map Act, a local agency must approve a final map if the subdivider has complied with all applicable requirements of State and local law and the legislative body finds that the final map is in substantial compliance with the approved tentative map. The proposed final maps consist of 437.16 acres and create 513 single-family residential lots.

The grants and dedications, as indicated on the final maps, are necessary for construction and maintenance of public infrastructure required by the County for this development.

All agreements and improvement securities, which were required as conditions of the approval of VTTM 48086, have been accepted on behalf of the County by the appropriate official.

Implementation of Strategic Plan Goals

The County Strategic Plan directs the provisions of Strategy II.3, Make Environmental Sustainability our Daily Reality, and Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability. The proposed runoff treatment system will provide for the improvement of storm water quality, which improves the quality of life in the County. The proposed actions will also provide the necessary funds to operate and maintain the runoff treatment system that will be constructed and dedicated as required for the recordation of a subdivision of land known as VTTM 48086. The recommended action also ensures the continuation of services to maintain the open-space areas and appurtenant improvements that benefit those who live within the LLA districts and zones. Finally, the recommended action allows the County to record three final maps, which will maximize property tax revenue.

FISCAL IMPACT/FINANCING

There will be no adverse impact to the County General Fund.

Establishment of DBAA No. 34 and imposition of the annual assessment on the properties therein will provide funding for the operation and maintenance of the runoff treatment system serving the Spring Canyon subdivision, estimated to be $10,117.08 annually in Fiscal Year 2019-20.

Annexation of the property into LLA District 4, formation of Zone 82 and imposition of the assessment on the properties therein, will provide funding for maintenance, servicing, and administrative costs associated with the trail improvements and open-space lots estimated to be $72,755.20 in Fiscal Year 2019-20.

Commencing with Fiscal Year 2020-21, the above-mentioned assessments may be increased annually for inflation, based on the CPI, All Urban Consumers – for the Los Angeles-Long Beach-Anaheim Area CPI, as determined by the United States Department of Labor, Bureau of Labor Statistics, or its successor.

Lastly, the 513 single-family residential lots created by the recordation of these final maps will generate additional property tax revenue that is shared by all taxing entities.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Formation of Drainage Benefit Assessment Area No. 34

The proposed establishment of DBAA No. 34 and the proposed determination and levying of an annual assessment on the parcels of real property located therein is being conducted pursuant to the Benefit Assessment Act of 1982 (Government Code Section 54703 et seq.) that authorizes the County to establish areas of benefit within unincorporated County areas and impose an annual benefit assessment on the parcels of real property within these areas to finance the costs associated with provision of maintenance for the runoff treatment system to these areas.

The Benefit Assessment Act of 1982 requires that the amount of the assessment imposed on any parcel of property must be related to the benefit to the parcel that will be derived from the provision of the service and that the annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing the service. See Government Code Section 54711.

In addition, the proposed levy of the annual assessment on DBAA No. 34 is subject to Proposition 218 (Articles XIIIC and XIIID of the California Constitution). Pursuant to Proposition 218:

- No assessment shall be imposed on a parcel of property that exceeds the reasonable cost of the proportional special benefit conferred on that parcel.

- Only special benefits are assessable and an agency shall separate the general benefits from the special benefits conferred on a parcel.

- Publicly-owned parcels shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly-owned parcels in fact receive no special benefit.

The Benefit Assessment Act of 1982 and Proposition 218 also require that the following procedures be complied with:

o For the first fiscal year in which an assessment is proposed to be imposed, the Board must cause

a detailed Engineer's Report supporting the proposed assessment to be prepared and filed with the Executive Officer.

o The Board must conduct a public hearing to hear and consider all public comments, objections, or protests regarding the proposed assessment.

o The Executive Officer is required to cause notice of the filing of the Engineer's Report and of the time, date, and place of the public hearing to be published pursuant to Government Code Section 6066 and posted in at least three public places within the jurisdiction of the County.

o Public Works must give notice by mail at least 45 days prior to the date of the public hearing to the record owner of each parcel within the assessment area including an assessment ballot by which the owner can indicate his or her support or opposition to the proposed assessment.

o At the conclusion of the public hearing, the Executive Officer is required to tabulate the assessment ballots submitted, and not withdrawn, in support of or opposition to the proposed assessment.

o If a majority protest exists (the assessment ballots in opposition to the proposed assessment exceed the assessment ballots in favor of the proposed assessment, weighted according to the proportional financial obligation of each property), the proposed assessment may not be levied. If there is no majority protest, the Board may adopt or modify the enclosed resolution determining and levying the proposed assessment.

Annexation to Landscaping and Lighting Act District 4 and Formation Zone 82

For the annexation of territory to an LLA District, Section 22585 of the California Streets and Highways Code requires the Board to adopt a resolution initiating proceedings, ordering the preparation of an Engineer's Report. Section 22587 of the California Streets and Highways Code provides that after approval of the Engineer's Report the Board adopts a resolution of intention declaring its intent to annex the territory in question to an existing District and to conduct a public hearing.

The annexation of territory and imposition of a new assessment also requires compliance with the requirements of Proposition 218 and Government Code Section 53753. As set forth above, these requirements include that notices and ballots be sent to all affected property owners at least 45 days before the public hearing and that the assessment cannot be imposed if there is a majority protest.

During the course of or upon conclusion of the public hearing, the Board may order changes in any of the matters provided in the Engineer's Report including changes in the improvements, the boundaries of any zones within the assessment district, and the proposed diagram or proposed assessment. The Board can also close the hearing to testimony and delay the determination regarding the assessments until a later date or continue the public hearing to receive further testimony and make the determination regarding the assessment at the close of the public hearing continuance.

Approval of Final Maps for Tract No. 48086-02, Tract No. 48086-03, and Tract No. 48086

The approval of the final maps is subject to provisions of the State Subdivision Map Act [Government Code Sections 66410, et seq.; 66458(a); 66473; 66474.1; and 66436(a)(3)(A)(i)] and states that a legislative body shall not deny approval of a final or parcel map if it has previously approved a

tentative map for the proposed subdivision and finds that the final or parcel map is in substantial compliance with the previously approved tentative map.

The proposed final maps consist of 437.16 acres and create 513 single-family residential lots. The final maps have been reviewed by Public Works for mathematical accuracy, survey analysis, title information, and for compliance with local ordinances and the State Subdivision Map Act. Public Works' review indicates that the subdivisions are substantially the same as they appear on the approved tentative map, that all State and local provisions and legal requirements have been met on these final maps, and that the final maps are technically correct.

All agreements and improvement securities, which were required as conditions of the approval of VTTM 48086, have been accepted on behalf of the County by the appropriate official.

County Counsel has reviewed and approved this letter and the resolutions as to form.

ENVIRONMENTAL DOCUMENTATION

On August 3, 2004, the Board approved and certified the Final Environmental Impact Report for VTTM 48086 and certified that the Environmental Impact Report has been completed in compliance with the California Environmental Quality Act (CEQA), the CEQA guidelines, and the County CEQA guidelines. The Hearing Officer certified addendums to the Environmental Impact Report on September 27, 2007; January 18, 2011; October 2, 2012; and October 15, 2013.

The recommended action is within the scope of the project analyzed in the previously certified Report and addendum as the approval of VTTM 48086 included the formation of DBAA No. 34, annexation to Landscaping and Lighting Act District 4, and formation of Zone 82 as express conditions.

Upon the Board’s approval of the project, Public Works will file a Notice of Determination with the County Clerk in accordance with Section 21152(a) of the California Public Resources Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The establishment of DBAA No. 34 will provide a funding mechanism for maintaining and operating the runoff treatment system, which will improve stormwater quality.

The annexation of territories into Landscaping and Lighting Act District No. 4 will result in trail and open-space maintenance services for the identified development and will have no impact on other services or projects.

Approval of this action will cause no impact on current services or programs. There will be no negative impact on current County services or projects as a result of approving the final maps for Tract No. 48086-02, Tract No. 48086-03, and Tract No. 48086.

CONCLUSION

Please return one adopted copy of this letter and one signed copy of original resolutions to the Department of Public Works, Road Maintenance Division and Programs Development Division. Also, please forward one adopted copy of the letter and a copy of the adopted resolutions to the

County Assessor, Ownership Services Section; the Auditor-Controller, Tax Division; and to County Counsel.

Respectfully submitted,



MARK PESTRELLA

Director

MP:AEN:la

Enclosures

c: Auditor-Controller
Chief Executive Office (Chia-Ann Yen)
Executive Office
County Assessor (Sonia Carter Baltazar)
County Counsel (Mark Yanai, Julia Weissman, Casey Yourn)
Treasurer and Tax Collector
Department of Regional Planning

SCALE: 1"=200'

SHEET 3 OF 14 SHEETS

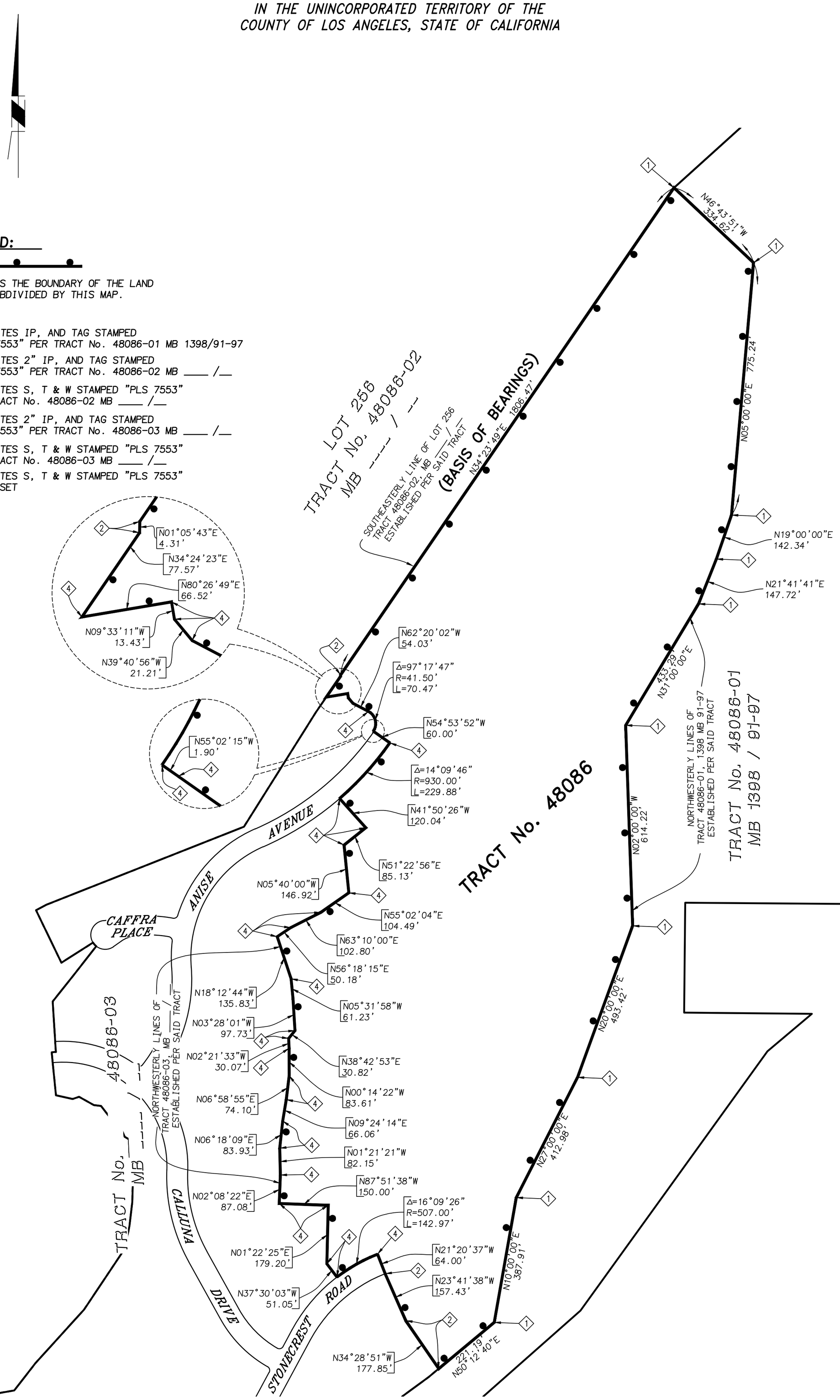
TRACT NO. 48086

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

1. INDICATES IP, AND TAG STAMPED "PLS 7553" PER TRACT No. 48086-01 MB 1398/91-97
2. INDICATES 2" IP, AND TAG STAMPED "PLS 7553" PER TRACT No. 48086-02 MB ____ /__
3. INDICATES S, T & W STAMPED "PLS 7553" PER TRACT No. 48086-02 MB ____ /__
4. INDICATES 2" IP, AND TAG STAMPED "PLS 7553" PER TRACT No. 48086-03 MB ____ /__
5. INDICATES S, T & W STAMPED "PLS 7553" PER TRACT No. 48086-03 MB ____ /__
6. INDICATES S, T & W STAMPED "PLS 7553" TO BE SET



SCALE: 1" = 500'

SHEET 2 OF 32 SHEETS

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SIGNATURE OMISSIONS:

The signature of the United States of America, successor or assignee, easement holder(s) by deed(s) recorded April 5, 1940 in Book 17415 Page 138 and August 28, 1940 in Book 17785 Page 112, both of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.
Note: Said easement is indeterminate in nature.

The signature of the State of California, successor or assignee, easement holder(s) by deed(s) recorded August 28, 1940 in Book 17785 Page 112, of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.
Note: Said easement is indeterminate in nature.

The signature of the State of California, successor or assignee, the owners of oil and mineral rights by a deed recorded August 28, 1940 in Book 17785 Page 112, of Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

The signature of Southern California Gas Company, a corporation, and as successor to Southern Counties Gas Company, a corporation, easement holder(s) by deed(s) recorded July 27, 1956 as Instrument No. 2716 in Book 51862 Page 279 and December 14, 1956 as Instrument No. 3258 in Book 53131 Page 81, both of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.

The signature of the State of California, successor or assignee, the owners of oil and mineral rights by a deed recorded November 15, 1963 as Instrument No. 5234 in Book D-2257 Page 919, Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

The signature of Harvey C. Moore and Mary E. Moore, successor or assignee, the owners of oil and mineral rights by a deed recorded May 17, 1966 as Instrument No. 971 in Book D-3306 Page 636 of Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

The signature of Fairview Properties, Inc., a corporation, successor or assignee, the owners of oil and mineral rights by a deed recorded July 11, 1967 as Instrument No. 2700 in Book D 3699 Page 291, of Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

The signature of Pacific Bay Properties, successor or assignee, easement holder(s) by deed(s) recorded January 24, 2001 as Instrument No. 01-0130801 of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.

The signature of County of Los Angeles, easement holder(s) by deed(s) recorded April 13, 2017 as 20170410076, Official Records of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.
Note: Said easement is indeterminate in nature.

The signature of Santa Clarita Valley Water Agency, easement holder(s) by deed(s) recorded May 23, 2018 as Instrument No. 20180513285 and 20180513286, of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.

ABANDONMENT NOTE

I HEREBY CERTIFY THAT PURSUANT TO SECTION 66434 (G) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF;

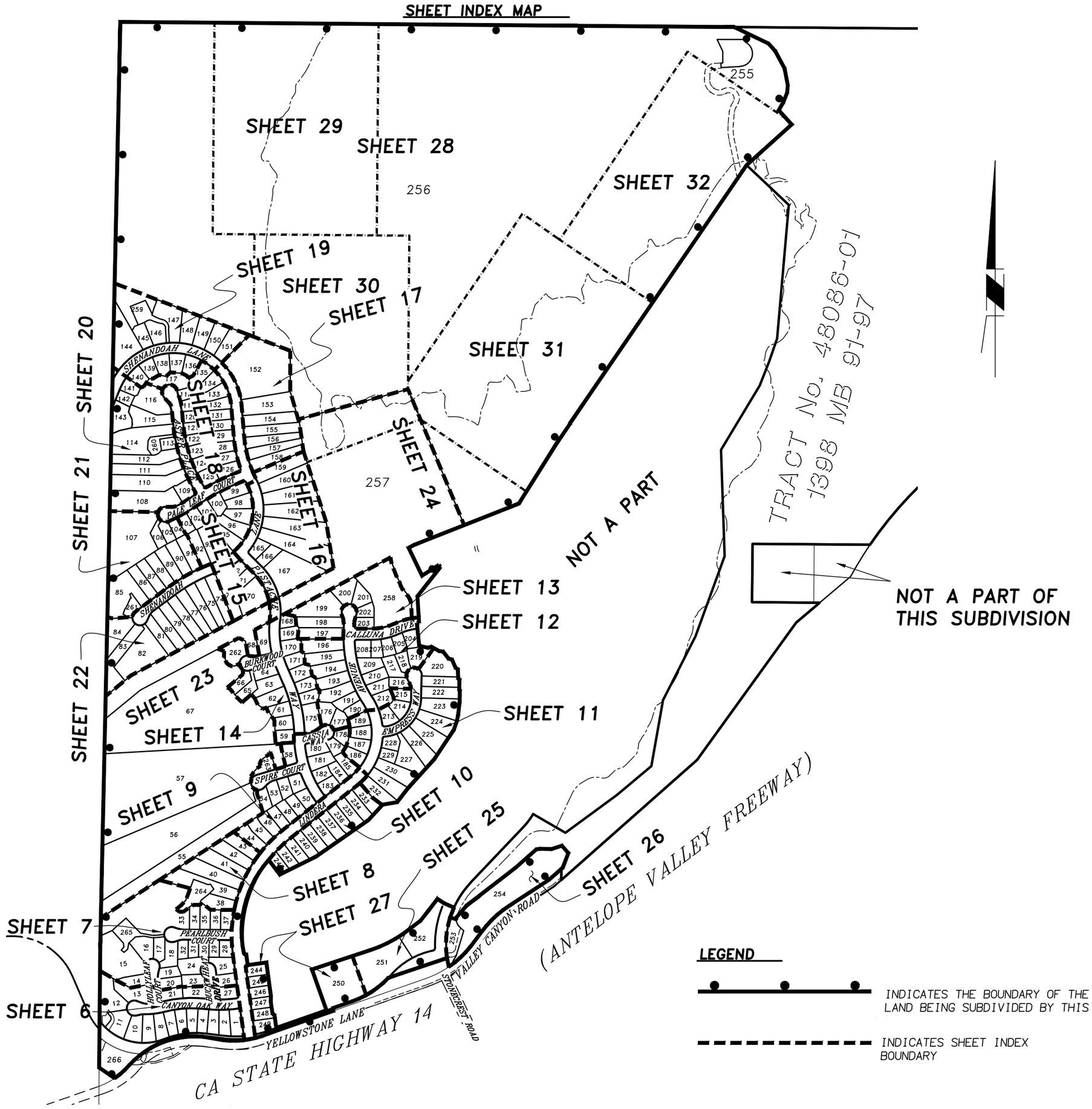
THOSE PORTIONS OF THE EASEMENT ACQUIRED BY FINAL DECREE OF CONDEMNATION RECORDED SEPTEMBER 29, 1953 AS INSTRUMENT NO. 2350, IN BOOK 42804, PAGE 288 OF OFFICIAL RECORDS,

AND THOSE PORTIONS OF RIGHT-OF-WAY AND EASEMENTS ACQUIRED BY THE COUNTY OF LOS ANGELES AS SUCCESSOR IN INTEREST BY RELINQUISHMENT NO 286, RECORDED DECEMBER 8. 1954 AS INSTRUMENT NO. 3526, IN BOOK 2720, PAGE 442 OF OFFICIAL RECORDS FROM THE STATE OF CALIFORNIA RECORDED JUNE 29, 1960 AS INSTRUMENT NO. 1673 IN BOOK D-893, PAGE 951 OF OFFICIAL RECORDS, NOT SHOWN ON THIS MAP.

EXECUTIVE OFFICE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: _____ DATE: _____
DEPUTY

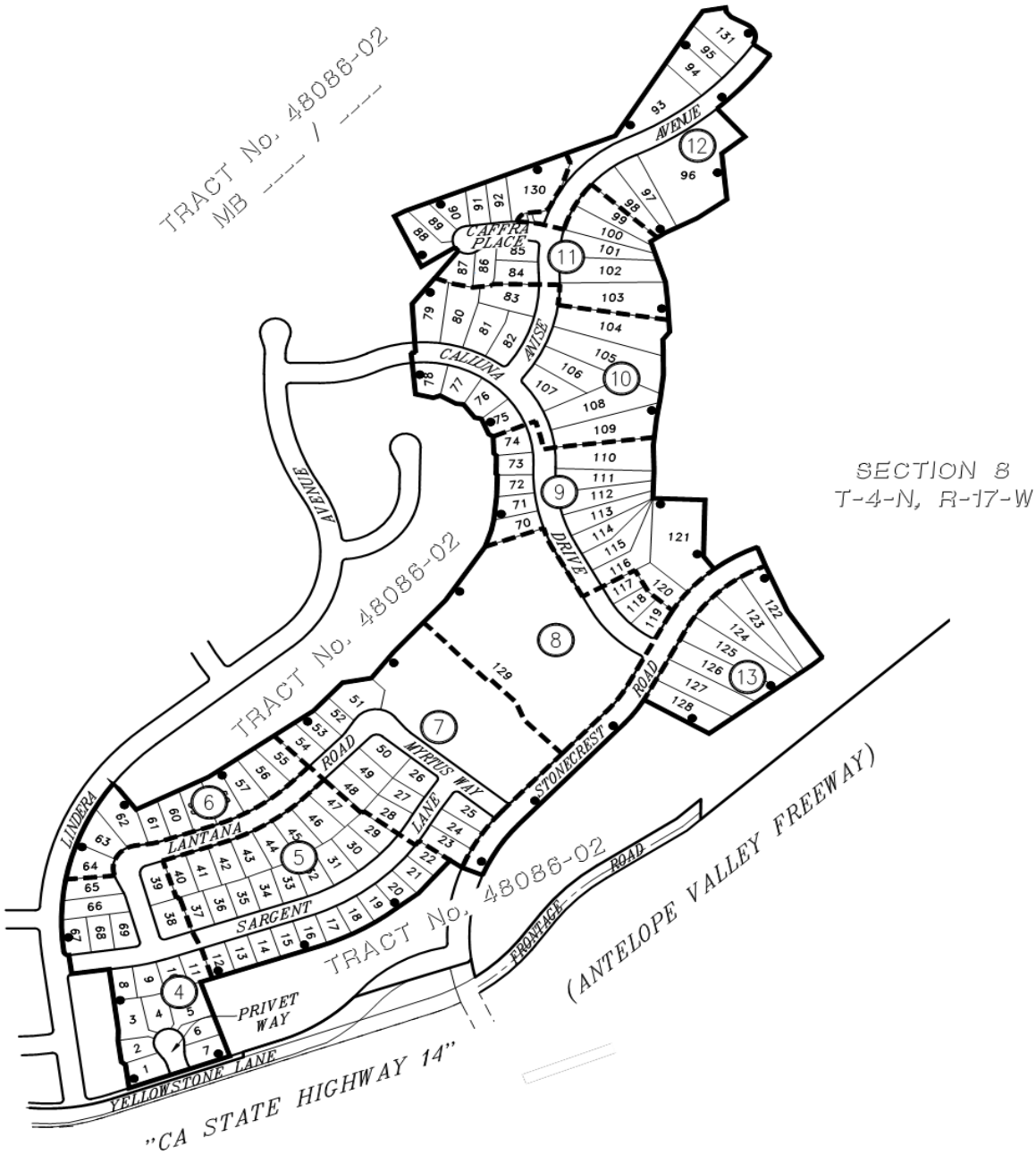
SHEET INDEX MAP



LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

INDICATES SHEET INDEX BOUNDARY


TRACT No. 48086-02
MB ____ / ____
SECTION 8
T-4-N, R-17-W
TRACT No. 48086-02
TRACT No. 48086-02
"CA STATE HIGHWAY 14" (ANTELOPE VALLEY FREEWAY)
AVENUE
CAFFRA PLACE
CALLINA
AVISE
DRIVE
ROAD
STONECREST
WYNTUS WAY
LANE
LINDERA
LANTANA
SARGENT
PRIVET WAY
YELLOWSTONE LANE
FRONTAGE ROAD

COUNTY OF LOS ANGELES
BOARD OF SUPERVISORS
RESOLUTION OF INTENTION
TO ANNEX TERRITORY INTO LOS ANGELES COUNTY
LANDSCAPING AND LIGHTING ACT DISTRICT 4
AND TO LEVY AND COLLECT ASSESSMENTS
WITHIN THE ANNEXED TERRITORY
COMMENCING IN FISCAL YEAR 2019-20

WHEREAS, on July 22, 1997, the Board of Supervisors of the County of Los Angeles (Board) approved the formation of Landscape and Lighting Act (LLA) District 4, for the purpose of providing funds for the operation of the LLA District and zones therein within the County of Los Angeles pursuant to provisions of the Landscaping and Lighting Act of 1972, Section 22500 et. seq. of the California Streets and Highways Code; and

WHEREAS, the Board, on July 31, 2018, adopted a resolution initiating proceedings for the annexation of territory to the Los Angeles County LLA Districts and the levy of assessment for landscape maintenance purposes for the 2019-20 Fiscal Year as required by law; and

WHEREAS, the Director of Public Works has filed and the Board of Supervisors has approved the Engineer's Report for annexation of Zone 82 (Spring Canyon) to Los Angeles County LLA District 4, in accordance with applicable law; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Los Angeles:

Section 1. That the public interest and convenience require, and that it is the intention of said Board of Supervisors to authorize, that the benefited territory described in the Engineer's Report be annexed into the Los Angeles County LLA District 4, as Zone 82 (Spring Canyon).

Section 2. That the public interest and convenience require, and that it is the intention of said Board of Supervisors to order, that the expense necessary for the installation, maintenance, repairs, replacement, utilities, care, supervision and all other items necessary for proper maintenance and operation of Zone 82 (Spring Canyon) within Los Angeles County LLA District 4, shall be assessed upon each lot or parcel of land lying within, in proportion to the special benefits received from the landscape improvements commencing in Fiscal Year 2019-20. The Engineer's Reports on file with the Executive Officer Clerk of the Board of Supervisors describes the boundary of the said annexed territory, the location and improvements within the annexed territory, and the proposed proportional special benefit assessment on each lot or parcel of land included therein.

Section 3. That in subsequent fiscal years, the Board of Supervisors may thereafter impose the assessment at any rate or amount that is less than or equal to the amount authorized for Fiscal Year 2019-20, increased each year by 2 percent and the Consumer Price Index All Urban Consumers for the Los Angeles-Riverside-Orange County Area CPI, as determined by the United States Department of Labor, Bureau of Labor Statistics, or its successor, without conducting another mailed ballot election. The Engineer shall compute the percentage of difference between the CPI for March of each year and the CPI for the previous March, and shall then adjust the existing assessment by an amount not to exceed such percentage plus 2 percent for the following fiscal year. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the Engineer shall us the revised index or a comparable system as approved by the Board for determining fluctuations in the cost of living.

Section 4. That the amount to be assessed for the expense of such installation, maintenance and operation of the work, or improvements described above shall be levied and collected in the same manner and by the same officers as taxes for County purposes are levied and collected, and shall be disbursed and expended for installation, maintenance, operation and service of this annexed territory, as described in the Engineer's Report and Section 2 of this resolution.

Section 5. That the boundary of the territory proposed to be annexed consists of the areas shown on the approved Engineer's Report.

Section 6. That the proposed assessment is subject to majority protest of the property owners in the proposed annexation area pursuant to the provisions of the California Constitution. A ballot and public hearing notice will be mailed to the property owners of record within the area proposed for annexation at least 45 days before the public hearing. The ballots will be weighted by the amount of assessment to be paid by each property within the zone. The territory will not be annexed and the proposed assessment for that zone will be abandoned if the weighted majority of ballots submitted are opposed to the proposed new assessment.

Section 7. That the proceedings for levying of assessments shall be taken under and in accordance with the Landscaping and Lighting Act of 1972 (Division 15, Part 2 of the California Streets and Highways Code) and in accordance with Section 53753 of the Government Code and Article XIIID of the California Constitution.

Section 8. That on the 25TH day of SEPTEMBER 2018, at the hour of 09:30AM of said day, is the day and hour, and the Chambers of the Board of Supervisors of the County of Los Angeles, Room 381, Kenneth Hahn Hall of Administration, 500 West Temple Street (corner of Temple Street and Grand Avenue), Los Angeles, California 90012, is the place fixed by said Board of Supervisors for the public hearing; and is the time and place any and all persons may hear and be heard on these matters.

Section 9. The Executive Officer of the Board of Supervisors or their designee is hereby authorized and directed to give notice of the public hearing and mail assessment ballots to all property owners within the annexed territory as shown on the latest Los Angeles Assessor Records as set forth in Section 6 in accordance with lay and Article XIIID of the California Constitution.

The foregoing resolution was adopted on the 7TH day of AUGUST 2018, by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.

CELIA ZAVALA
Acting Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By _____
Deputy

COUNTY OF LOS ANGELES
BOARD OF SUPERVISORS
RESOLUTION INITIATING PROCEEDINGS
FOR THE ANNEXATION OF TERRITORY INTO LANDSCAPING AND LIGHTING ACT DISTRICT 4, ZONE 82 (SPRING CANYON)
AND ORDERING THE FILING OF THE ENGINEER'S REPORTS IN CONNECTION THEREWITH

WHEREAS, on July 1979; August 10, 1995; and July 22, 1997; the Board of Supervisors of the County of Los Angeles approved the formation of Landscaping and Lighting Act (LLA) Districts 1, 2, and 4 respectively, for the purpose of providing funds for the operation of the LLA districts and zones therein within the County of Los Angeles pursuant to provisions of the Landscaping and Lighting Act of 1972 (the Act), section 22500 et. seq. of the California Streets and Highways Code; and

WHEREAS, within the LLA District 1 there are three (3) established, separate zones, within the LLA District 2 there are seventeen (17) established, separate zones, and within LLA District 4 there are ten (10) established, separate zones; and each zone consists of territory that receives substantially similar and proportional special benefits from the improvements provided in the zone; and

WHEREAS, each of the three (3), seventeen (17), and ten (10) zones within LLA Districts 1, 2, and 4, respectively, retain separate budgets, trust accounts, and unit numbers established by the County of Los Angeles Auditor-Controller; and

WHEREAS, the Board of Supervisors previously approved the formation of LLA districts and zones therein for the purpose of providing funds for landscape maintenance services located therein pursuant to the Act; and

WHEREAS, the Board of Supervisors hereby proposes to annex territory into existing LLA District 4 and formation of LLA District 4 Zone 82 (Spring Canyon), and to levy and collect new assessments against the lots and parcels of land therein to pay the cost and expenses of the landscape improvements for the fiscal year commencing July 1, 2019, and ending June 30, 2020, pursuant to the Act; and

WHEREAS, the general location and boundaries of LLA District Number 4 Zone 82 (Spring Canyon), are shown on maps on file in the office of the Los Angeles County Department of Public Works and are incorporated herein by reference and open to public inspection; and

WHEREAS, provisions of the Act require the Board of Supervisors to adopt a Resolution Initiating Proceedings, to generally describe any proposed improvements or

substantial changes in existing improvements, and to order the Engineer to prepare and file reports in accordance with Sections 22565 and 22605, of the Act and Article XIIID of the California Constitution.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Los Angeles, State of California:

SECTION 1. That the Board of Supervisors proposes to annex territory into LLA District 4, and formation of Zone 82 (Spring Canyon), and establish assessments for landscape maintenance purposes for Fiscal Year 2019-20, pursuant to provisions of the Act, and include maintenance, repair, replacement, and upgrades to landscaped, hardscaped and irrigated medians, parkway trees and automated irrigation system components.

SECTION 2. That the Director of the Los Angeles County Department of Public Works is hereby ordered to file the Engineer's Reports for LLA District 4, Zone 82 (Spring Canyon) in accordance with Sections 22565 and 22605 of the Act.

The foregoing resolution was adopted on the 7TH day of AUGUST 2018, by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.

CELIA ZAVALA
Acting Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By _____
Deputy

RESOLUTION OF THE COUNTY OF LOS ANGELES TO FORM DRAINAGE BENEFIT ASSESSMENT AREA NO. 34 AND TO DETERMINE AND LEVY ANNUAL ASSESSMENTS ON THE REAL PROPERTY LOCATED THEREIN

WHEREAS, the Board of Supervisors of the County of Los Angeles (Board) has received an Engineer's Report, dated June 2018 (Engineer's Report), pertaining to the establishment of an area of benefit hereafter referred to as Drainage Benefit Assessment Area (DBAA) No. 34 and the determination and levy of an annual assessment on the parcels of real property located therein, to finance the operation and maintenance costs for certain runoff treatment improvements described in the Engineer's Report (Improvement); and

WHEREAS, the establishment of DBAA 34 and the determination and levy of an annual assessment to finance the operation and maintenance costs for the Improvements is a condition of the County's approval of a tentative map for a subdivision land know as Tract Map No. 48086.

WHEREAS, the Clerk of the Board has caused notice of the filing of the Engineer's Report and of the time, date, and place of a public hearing on the proposed establishment of DBAA No. 34 and the determination and levy of an annual assessment on the parcels of real property located therein, to be given in the manner required by law; and

WHEREAS, the Board has conducted the public hearing on the proposed establishment of DBAA No. 34 and the determination and levy of an annual assessment on the parcels of real property located therein, and has considered all objections and protests to said proposals; and

WHEREAS, the assessment ballots required by Article 13D and Government Code Section 53753 that were submitted and not withdrawn, have been tabulated, and it has been determined that a majority protest against the determination and levy of the proposed annual assessment does not exist.

NOW, THEREFORE, the Board resolves as follows:

1. DBAA No. 34 is hereby established in accordance with and as described in the Engineer's Report.

2. An annual assessment on the parcels of real property in DBAA No. 34 is hereby determined and imposed in accordance with and as described in the Engineer's Report.

3. From and after the date on which the County accepts the improvements for operation and maintenance or the date on which the final tract map for Tract Map No. 48086 is accepted for filing by the County Register

Recorder, whichever is later, the annual assessment on the parcels of real property in DBAA No. 34 shall be collected on the tax roll, each year, in the same manner, by the same persons, and at the same time as, together with and separately from, the general taxes of the County of Los Angeles, without further action by the Board.

4. The Clerk of the Board is hereby authorized and directed to file a certified copy of this resolution, upon its adoption, with the County Assessor, Ownership Services Section, and the County Auditor-Controller, Tax Section.

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The foregoing resolution was on the 27TH day of NOVEMBER, 2018, adopted by the Board of Supervisors of the County of Los Angeles and ex-officio of the governing body of all other special assessment and taxing districts for which said Board so acts.

CELIA ZAVALA
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By _____
Deputy

FOR MARK YANAI

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Engineer's Report

DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

DRAINAGE SERVICES FOR TRACT NO. 48086-02, 48086-03 and 48086

UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

JUNE 2018



Prepared by _____

Richard G. Carrell — RCE No. 41874
Vice President
Michael Baker International



Reviewed by _____

Edward Dingman — RCE No. 36356
Senior Civil Engineer
LA County Dept. of Public Works

Approved by _____

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Principal Engineer
LA County Dept. of Public Works

ENGINEER'S REPORT

DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

DRAINAGE SERVICES FOR TRACT NO. 48086-02, 48086-03 and 48086

Certification

In the matter Drainage Benefit Assessment Area No. 34 for drainage services for Tract No. 48086-02, 48086-03 and 48086 in the unincorporated Territory of the County of Los Angeles, State of California, Richard G. Carrell, Civil Engineer, have prepared the following Engineer's Report pursuant to the provisions of the Benefit Assessment Act of 1982 (Division 2, Chapter 6.1 of the California Government Code of the State of California) and Article 13D of the California Constitution.

_____ dated this 27 day of JUNE 2018

RICHARD G. CARRELL
Civil Engineer
State of California



APPROVED AS TO FORM:
MARY C. WICKHAM
County Counsel

By _____
Deputy
FOR MARK YANAI

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INTRODUCTION

Drainage Benefit Assessment Area (DBAA) No. 34 is being formed for the purpose of maintaining and operating runoff treatment systems for Tract Map No.'s 48086-02, 48086-03 and 48086. The runoff treatment systems are to consist of continuous deflective separation (CDS) units, catch basin curb inlet filters and catch basin wing-gates.

The Benefit Assessment Act of 1982 (Government Code Section 54703 et. Seq.) authorizes the County to impose an annual benefit assessment on lots within the unincorporated areas of the County to finance the costs associated with the provision of drainage services to these areas.

Government Code Section 54716 provides that, for the first fiscal year in which a benefit assessment is proposed to be imposed by a local agency, the legislative body of the local agency shall cause a written report pertaining to the proposed assessment to be prepared and filed with the clerk of the local agency.

Additionally, Article 13D of the California Constitution, approved by the California voters in November 1996 as Proposition 218, requires that all proposed assessments be supported by a detailed engineer's report prepared by a registered professional engineer certified by the State of California.

Article 13D of the California Constitution also provides for property owners to determine by assessment ballot whether or not they approve of the proposed assessment.

This Engineer's report has been prepared in conformity with the provisions of the Benefit Assessment Act of 1982 and Article 13D of the California Constitution.

The purpose of the proposed assessment is to fund the costs required to operate and maintain the runoff treatment facilities required as a condition of approval for Tract Map No. 48086.

Part I sets forth the improvements, services and the total of the drainage service costs proposed to be financed by the proposed assessments; Part II sets forth the Boundary Map, Assessment Diagram and identification of the parcels to be included in the proposed assessment area; Part III sets forth special benefits to be conveyed on the identified parcels and the costs to the proposed assessment area; Park IV sets forth the basis upon which the proposed assessment was calculated; and Part V sets forth the proposed annual and proposed total assessment on each of the identified parcels.

PART I

PROPOSED SERVICES
AND
THE TOTAL OF THE COSTS

Proposed Services

The proposed services consist of the operation and maintenance of runoff treatment systems required as a condition of approval for Tract Map No. 48086. The benefiting parcels are within the unincorporated territory of the County of Los Angeles in the locality of the City of Santa Clarita.

The runoff treatment systems are comprised of continuous deflective separation units, catch basin curb inlet filters and catch basin wing-gates.

The yearly maintenance and operation for the runoff treatment systems includes, but is not limited to inspection, cleaning, and replacement of catch basin filters.

The As-Built plans for the runoff treatment system will be on file at the Department of Public Works.

The Total of the Costs

The initial total estimated annual cost of the proposed services is $10,117.08. The basis of the estimated annual cost of the proposed services is set forth in Appendix A. Operation and maintenance costs will be incurred until such time as the appropriate legislative body finds alternate funding sources and rescinds/disbands the proposed assessment area. Since it is not feasible to estimate the total of the costs for a proposed assessment that will be incurred indefinitely, the total of the costs for the first 100 years of this assessment is $1,011,708.00 as indicated in Table 1.1 and Table 1.2 of Appendix A.

To account for the effects of inflation, operation and maintenance costs will be annually adjusted using the Los Angeles-Riverside-Orange County Consumer Price Index for all Urban Consumers. For the purposes of clarity, the Consumer Price Index adjustments of the operation and maintenance costs have not been specifically included in the estimated annual assessments.

PART II

BOUNDARY MAP, ASSESSMENT DIAGRAM AND PARCELS IDENTIFED TO BE INCLUDED IN THE ASSESSMENT AREA

The area of benefit of DBAA No. 34 will include all parcels located in Tract No.'s 48086-02, 48086-03 and 48086 that contribute storm water runoff to the runoff treatment system. These parcels currently correspond to Assessor's Parcel No.'s 3211-21-43, 3211-21-44, 3211-21-45, 3211-21-46, 3211-21-48, 3211-21-50 and 3211-21-51. Additionally, the area of benefit for DBAA No. 34 also includes those portions of Yellowstone Lane and Stonecrest Road that contribute storm water runoff to the runoff treatment system but are outside the aforementioned Tract Boundaries. The North half of the portion of Yellowstone Lane West of the tract and outside of the tract boundary, is in City jurisdiction and is not within this DBBA Boundary. This contributing area is included in the total assessment area since it contributes to the maintenance requirements of the treatment system. Also, two parcels that are currently owned by LA County (LA County APN 3211-021-900 Portion of Parcel 11, Book D2720, Page 466 O.R and LA County Per Relinquishment 286, Parcel 11, Instrument # 3526, Book 2720, Page 442, O.R.), that also contribute storm water runoff to the runoff treatment system but are outside the aforementioned Tract Boundaries and are within the DBAA Boundary.

The Boundary Map (Map No.1) entitled "Boundary Map for Drainage Benefit Assessment Area No. 34" and the Legal Description (Exhibit A) set forth the boundaries of the assessment area as recommended by this Engineer's Report.

The Assessment Diagram (Map No. 2) entitled "Assessment Diagram for Proposed Drainage Benefit Assessment Area No. 34, County of Los Angeles, State of California" sets forth each individual lot of land to be assessed.

PART III

SPECIAL BENEFITS TO BE CONVEYED

Special Benefits

The proposed services will provide for the operation and maintenance of a runoff treatment system for Tract Map No.'s 48086-02, 48086-03 and 48086.

Therefore, the operation and maintenance of the runoff treatment system specifically benefits each lot within DBAA 34 by capturing and treating the annual storm runoff from the developed portions of these lots, as is required for all new development by the Los Angeles County Department of Public Works standard urban storm water mitigation plan (SUSMP).

The total of the costs for the proposed services over the first 100 years (since it is not feasible to estimate the total of the costs for an assessment that will be incurred indefinitely) has been separated as either a special benefit of a general benefit on a proportional basis. The total amount to be assessed for special benefits conferred on the identified parcels within the proposed assessment district for each assessment year is summarized in Appendix A.

Special Benefit Share of the Proposed Services Costs

The proposed services costs will be paid in the year incurred. The estimated annual cost of the proposed services is $10,117.08.

The special benefit proposed services costs will be incurred until such time as the appropriate legislative body find alternate funding sources and rescinds/disbands the proposed assessment area. Since it is not feasible to estimate the total of the special benefit costs for a proposed assessment that will be incurred indefinitely, the total of the special benefit costs for the first 100 years of this assessment has been calculated by multiplying the estimated special benefit of the proposed services costs by 100 and has been determined to be $1,011,708.00.

To account for the effects of inflation, operation and maintenance costs will be annually adjusted using the Los Angeles-Riverside-Orange County Consumer Price Index for all Urban Consumers. For the purposes of clarity, the Consumer Price Index adjustments of the operation and maintenance costs have not been specifically included in the estimated annual assessments.

PART IV

BASIS OF ASSESSMENT

The basis of assessment per parcel is based on parcel size. Some of the proposed residential lots have significant undeveloped open space slopes included within their lot boundaries that do not drain to the runoff treatment system or are first treated within debris basins. These portions of the lots have been excluded from the areas used in calculating the basis of assessment. Moreover, other lots have significant manufactured slopes within their lot boundaries that will drain to the runoff treatment system. These areas have been included in the average lot area used for calculating the basis of assessment since they ultimately benefit the community and will be maintained by the communities' Home Owners Association. Since the residential lots will have roughly the same developable pad areas and the manufactured slopes benefit the overall community, each Single-family residential lot will be assessed one benefit unit. The average single-family residential lot area that contributes to the runoff treatment system is 11,571 square feet. The Streets, Fire Station, Sheriff Station, School, Parks and Open Space lots will be assessed one benefit unit for every 11,571 square feet of lot size. See Appendix A and Appendix B for the breakdown.

PART V

TOTAL ASSESSMENTS

The Benefit Assessment Act of 1982 and Article 13D of the California Constitution require that assessments be based on the special benefits that properties within the assessment area receive from the improvements and/or services. The statues do not specify the allocation method or formula. The assessment Engineer analyzes the facts and determines the allocation of the assessment and the legislative body, by confirming the Engineer's Report, determines the special benefit to each parcel within the assessment area. The final authority with respect to the finding of special benefits rests with the County of Los Angeles Board of Supervisors. After hearing all the testimony and evidence presented at a public hearing, the Board must determine whether or not the assessment allocation has been made in direct proportion to the special benefits received.

Part I set forth the total of the costs of the proposed improvements and services. Part II set forth the identified parcels. Part III set forth the total of the costs to the proposed assessment area. Part IV set forth the Basis of Assessment.

This Part set forth the Total Assessments. The proposed initial annual assessment rate of $14.52 per benefit unit was determined in accordance with the following formula:

$$\textit{Proposed Annual Assessment Rate} = \frac{\textit{Annual Proposed Assessment Area Costs}}{\textit{Sum Total of All Benefit Units}} = \frac{\$10{,}117.08}{696.58} = \$14.52$$

The annual assessment for each identified parcel was determined in accordance with the following formula.

Annual Assessment for Parcel=Proposed Annual Assessment Rate X Benefit Unit Per Parcel

The portion of Yellowstone Lane within City jurisdiction, the North half of Yellowstone Lane West of and outside of the Tract, is included in the area but not assessed, with cost to be recovered outside of the DBAA.

The Annual Assessment Columns in Appendix A indicate the proposed annual assessment for each identified lot. To account for the effects of inflation, operation and maintenance costs will be annually adjusted using the Los Angeles-Riverside-Orange County Consumer Price Index for all Urban Consumers. For the purposes of clarity, the Consumer Price Index adjustments of the operation and maintenance costs have not been specifically included in the estimated annual assessments.

The Total Assessment Column in Appendix A indicates the total assessment for each identified lot for the first 100 years since it is not feasible to estimate the total assessment for each parcel for a proposed assessment that will be incurred indefinitely.

APPENDIX A

ESTIMATED ANNUAL COSTS FOR EACH LOT

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Table 1.1 DBAA # 34 Proposed Services Costs: CDS Units

CDS Unit Name	Inspection[1]	Maintenance[2]	Replacement[3]	Location
CDS #1	$114.88	$340.78	$32,939.34	Stonecrest Road
CDS #2	$114.88	$340.78	$24,439.34	Calluna Drive
CDS #3	$114.88	$340.78	$37,939.34	Lindera Avenue
CDS #4	$114.88	$340.78	$19,939.34	Lindera Avenue and Empress Way
CDS #5	$114.88	$340.78	$15,439.34	Yellowstone Lane & Stonecrest Road
CDS #6	$114.88	$340.78	$42,439.34	Lindera Avenue and Yellowstone Lane
Total:	**$689.28**	**$2,044.68**	**$173,136.04**	
Frequency (Per Year):	**3**	**0.5**	**0.02**	
Annualized Cost:	**$2,067.84**	**$1,022.34**	**$3,462.72**	

Table 1.2 DBAA # 34 Proposed Services Costs: Catch Basins

Catch Basin Name	Filter Inspection[4]	Filter Maintenance[5]	Filter Replacement[6]	Wing Gate Inspection[4]	Wing Gate Maintenance[7]	Wing Gate Replacement[6]	Location
CB#1 (W=3.5)	$43.08	$210.08	$657.92	$43.08	$0.00	$717.32	Yellowstone Lane
CB#2 (W=3.5)	$43.08	$210.08	$657.92	$43.08	$0.00	$717.32	Yellowstone Lane
CB#31 (W=7')	$43.08	$252.08	$838.86	$43.08	$0.00	$1,434.64	Calluna Drive & Lindera Avenue
CB#32 (W=7')	$43.08	$252.08	$838.86	$43.08	$0.00	$1,434.64	Calluna Drive & Lindera Avenue
CB#91 (W=3.5)	$43.08	$383.16	$1,410.88	$0.00	$0.00	$0.00	Yellowstone Lane (City)
CB#92 (W=3.5)	$43.08	$383.16	$1,410.88	$0.00	$0.00	$0.00	Yellowstone Lane (County)
Total:	**$258.48**	**$1,690.64**	**$5,815.32**	**$172.32**	**$0.00**	**$4,303.92**	
Frequency (Per Year):	**2**	**1**	**0.10**	**2**	**Weekly**	**0.10**	
Annualized Cost:	**$516.97**	**$1,690.64**	**$581.53**	**$344.65**	**$0.00**	**$430.39**	

Total Annual Cost: **$10,117.08**

(1) - Inspection Frequency (per year): 3
(2) - Maintenance Frequency (years): 2
(3) - Replacement Frequency (years): 50

(4) - Inspection Frequency (per year): 2
(5) - Maintenance Frequency (per year): 1
(6)- Replacement Frequency (years): 10

(7)- Maintenance Frequency: Weekly. Assumed already a part of normal street maintenance

Table 1.3 DBAA # 34 Basis of Proposed Costs

Routine Action	Hours per event	Average Labor Crew Size	Average Labor Rate/Hr	Equipment	Average Equipment Cost/Hr	Materials & Incidentals Cost	Total Cost Per Visit
CDS Unit Inspection	1.3	1	$60.86	Utility Truck	$25.30	$0.00	$114.88
CDS Unit Maintenance	1.3	1	$60.86	Utility Truck, Vactor Truck & Generator	$157.22	$50.00	$340.78
CDS#1 Replacement	8	2	$70.72	Utility Truck, Vactor Truck & Generator	$157.22	$30,550.00	$32,939.34
CDS#2 Replacement	8	2	$70.72	Utility Truck, Vactor Truck & Generator	$157.22	$22,050.00	$24,439.34
CDS#3 Replacement	8	2	$70.72	Utility Truck, Vactor Truck & Generator	$157.22	$35,550.00	$37,939.34
CDS#4 Replacement	8	2	$70.72	Utility Truck, Vactor Truck & Generator	$157.22	$17,550.00	$19,939.34
CDS#5 Replacement	8	2	$70.72	Utility Truck, Vactor Truck & Generator	$157.22	$13,050.00	$15,439.34
CDS#6 Replacement	8	2	$70.72	Utility Truck, Vactor Truck & Generator	$157.22	$40,050.00	$42,439.34
Catch Basin Filter Inspection	0.5	1	$60.86	Utility Truck	$25.30	$0.00	$43.08
Catch Basin Filter Maintenance (W=3.5')	1	1	$60.86	Utility Truck & Generator	$32.22	$117.00	$210.08
Catch Basin Filter with Combo Drop Inlet Filter Maintenance (W=3.5')	2	1	$60.86	Utility Truck & Generator	$32.22	$197.00	$383.16
Catch Basin Filter Maintenance (W=3.5')	1	1	$60.86	Utility Truck & Generator	$32.22	$117.00	$210.08
Catch Basin Filter Maintenance (W=7.0')	1	1	$60.86	Utility Truck & Generator	$32.22	$159.00	$252.08
Catch Basin Filter Replacement (W=3.5')	2	1	$60.86	Utility Truck & Generator	$32.22	$471.76	$657.92
Catch Basin Filter with Combo Drop Inlet Filter Replacement (W=3.5')	4	1	$60.86	Utility Truck & Generator	$32.22	$1,038.56	$1,410.88
Catch Basin Filter Replacement (W=7.0')	2	1	$60.86	Utility Truck & Generator	$32.22	$652.70	$838.86
Catch Basin Wing Gate Inspection	0.5	1	$60.86	Utility Truck	$25.30	$0.00	$43.08
Catch Basin Wing Gate Replacement (W=3.5')	2	1	$60.86	Utility Truck	$25.30	$545.00	$717.32
Catch Basin Wing Gate Replacement (W=7.0')	4	1	$60.86	Utility Truck	$25.30	$1,090.00	$1,434.64

Table 2. Special Benefits Areas

Tract No.	Description	Owner	Area [SF]	
48086	Lots 1-115	Private	1,543,409	
48086	48086 Streets	Private	378,686	
48086-02	Lots 1-249	Private	2,602,597	
48086-02	48086-02 Streets	Private	770,657	
48086-02	Fire Station, Lot 250	Private	60,854	
48086-02	Sheriff Station, Lot 251	Private	57,670	
48086-02	Park Sites, Lots 252 and 253	Private	55,990	
48086-03	Lots 1-128	Private	1,436,666	
48086-03	48086-03 Streets	Private	449,608	
48086-03	School Site, Lot 129	Private	373,417	
N/A(4)	Yellowstone Lane	City	41,035	
N/A(1)	Yellowstone Lane	County	117,023	
N/A(1)	Stonecrest Road	County	18,050	
Parcel 11-1(2)	Parcel 11-1 Open Space	County	15,850	
Parcel 11-2(3)	Parcel 11-2 Open Space	County	28,343	
	Total:		**7,949,855.21**	**SF**
			182.50	**AC**

(1) Roadway outside of Tract Boundary and contributes to runoff treatment system
(2) LA County APN 3211-021-900 Portion of Parcel 11, Book D2720, Page 466 O.R.
(3) LA County Per Relinquishment 286, Parcel 11, Instrument # 3526, Book 2720, Page 442, O.R.
(4) Roadway in City jurisdiction included in area but not assessed with costs to be recovered outside of DBAA.

DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

Tract No.	Lot No.	Benefit Units	Assessor Parcel Number	Annual Assessment
48086	1	1		$14.52
48086	2	1		$14.52
48086	3	1		$14.52
48086	4	1		$14.52
48086	5	1		$14.52
48086	6	1		$14.52
48086	7	1		$14.52
48086	8	1		$14.52
48086	9	1		$14.52
48086	10	1		$14.52
48086	11	1		$14.52
48086	12	1		$14.52
48086	13	1		$14.52
48086	14	1		$14.52
48086	15	1		$14.52
48086	16	1		$14.52
48086	17	1		$14.52
48086	18	1		$14.52
48086	19	1		$14.52
48086	20	1		$14.52
48086	21	1		$14.52
48086	22	1		$14.52
48086	23	1		$14.52
48086	24	1		$14.52
48086	25	1		$14.52
48086	26	1		$14.52
48086	27	1		$14.52
48086	28	1		$14.52
48086	29	1		$14.52
48086	30	1		$14.52
48086	31	1		$14.52
48086	32	1		$14.52
48086	33	1		$14.52
48086	34	1		$14.52
48086	35	1		$14.52
48086	36	1		$14.52
48086	37	1		$14.52
48086	38	1		$14.52
48086	39	1		$14.52
48086	40	1		$14.52
48086	41	1		$14.52
48086	42	1		$14.52
48086	43	1		$14.52
48086	44	1		$14.52
48086	45	1		$14.52
48086	46	1		$14.52
48086	47	1		$14.52
48086	48	1		$14.52
48086	49	1		$14.52
48086	50	1		$14.52
48086	51	1		$14.52
48086	52	1		$14.52

DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

Tract No.	Lot No.	Benefit Units	Assessor Parcel Number	Annual Assessment
48086	53	1		$14.52
48086	54	1		$14.52
48086	55	1		$14.52
48086	56	1		$14.52
48086	57	1		$14.52
48086	58	1		$14.52
48086	59	1		$14.52
48086	60	1		$14.52
48086	61	1		$14.52
48086	62	1		$14.52
48086	63	1		$14.52
48086	64	1		$14.52
48086	65	1		$14.52
48086	66	1		$14.52
48086	67	1		$14.52
48086	68	1		$14.52
48086	69	1		$14.52
48086	70	1		$14.52
48086	71	1		$14.52
48086	72	1		$14.52
48086	73	1		$14.52
48086	74	1		$14.52
48086	75	1		$14.52
48086	76	1		$14.52
48086	77	1		$14.52
48086	78	1		$14.52
48086	79	1		$14.52
48086	80	1		$14.52
48086	81	1		$14.52
48086	82	1		$14.52
48086	83	1		$14.52
48086	84	1		$14.52
48086	85	1		$14.52
48086	86	1		$14.52
48086	87	1		$14.52
48086	88	1		$14.52
48086	89	1		$14.52
48086	90	1		$14.52
48086	91	1		$14.52
48086	92	1		$14.52
48086	93	1		$14.52
48086	94	1		$14.52
48086	95	1		$14.52
48086	96	1		$14.52
48086	97	1		$14.52
48086	98	1		$14.52
48086	99	1		$14.52
48086	100	1		$14.52
48086	101	1		$14.52
48086	102	1		$14.52
48086	103	1		$14.52
48086	104	1		$14.52

DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

Tract No.	Lot No.	Benefit Units	Assessor Parcel Number	Annual Assessment
48086	105	1		$14.52
48086	106	1		$14.52
48086	107	1		$14.52
48086	108	1		$14.52
48086	109	1		$14.52
48086	110	1		$14.52
48086	111	1		$14.52
48086	112	1		$14.52
48086	113	1		$14.52
48086	114	1		$14.52
48086	115	1		$14.52
48086	Streets	32.73		$476.14
48086-02	1	1		$14.52
48086-02	2	1		$14.52
48086-02	3	1		$14.52
48086-02	4	1		$14.52
48086-02	5	1		$14.52
48086-02	6	1		$14.52
48086-02	7	1		$14.52
48086-02	8	1		$14.52
48086-02	9	1		$14.52
48086-02	10	1		$14.52
48086-02	11	1		$14.52
48086-02	12	1		$14.52
48086-02	13	1		$14.52
48086-02	14	1		$14.52
48086-02	15	1		$14.52
48086-02	16	1		$14.52
48086-02	17	1		$14.52
48086-02	18	1		$14.52
48086-02	19	1		$14.52
48086-02	20	1		$14.52
48086-02	21	1		$14.52
48086-02	22	1		$14.52
48086-02	23	1		$14.52
48086-02	24	1		$14.52
48086-02	25	1		$14.52
48086-02	26	1		$14.52
48086-02	27	1		$14.52
48086-02	28	1		$14.52
48086-02	29	1		$14.52
48086-02	30	1		$14.52
48086-02	31	1		$14.52
48086-02	32	1		$14.52
48086-02	33	1		$14.52
48086-02	34	1		$14.52
48086-02	35	1		$14.52
48086-02	36	1		$14.52
48086-02	37	1		$14.52
48086-02	38	1		$14.52
48086-02	39	1		$14.52
48086-02	40	1		$14.52

DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

Tract No.	Lot No.	Benefit Units	Assessor Parcel Number	Annual Assessment
48086-02	41	1		$14.52
48086-02	42	1		$14.52
48086-02	43	1		$14.52
48086-02	44	1		$14.52
48086-02	45	1		$14.52
48086-02	46	1		$14.52
48086-02	47	1		$14.52
48086-02	48	1		$14.52
48086-02	49	1		$14.52
48086-02	50	1		$14.52
48086-02	51	1		$14.52
48086-02	52	1		$14.52
48086-02	53	1		$14.52
48086-02	54	1		$14.52
48086-02	55	1		$14.52
48086-02	56	1		$14.52
48086-02	57	1		$14.52
48086-02	58	1		$14.52
48086-02	59	1		$14.52
48086-02	60	1		$14.52
48086-02	61	1		$14.52
48086-02	62	1		$14.52
48086-02	63	1		$14.52
48086-02	64	1		$14.52
48086-02	65	1		$14.52
48086-02	66	1		$14.52
48086-02	67	1		$14.52
48086-02	68	1		$14.52
48086-02	69	1		$14.52
48086-02	70	1		$14.52
48086-02	71	1		$14.52
48086-02	72	1		$14.52
48086-02	73	1		$14.52
48086-02	74	1		$14.52
48086-02	75	1		$14.52
48086-02	76	1		$14.52
48086-02	77	1		$14.52
48086-02	78	1		$14.52
48086-02	79	1		$14.52
48086-02	80	1		$14.52
48086-02	81	1		$14.52
48086-02	82	1		$14.52
48086-02	83	1		$14.52
48086-02	84	1		$14.52
48086-02	85	1		$14.52
48086-02	86	1		$14.52
48086-02	87	1		$14.52
48086-02	88	1		$14.52
48086-02	89	1		$14.52
48086-02	90	1		$14.52
48086-02	91	1		$14.52
48086-02	92	1		$14.52

DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

Tract No.	Lot No.	Benefit Units	Assessor Parcel Number	Annual Assessment
48086-02	93	1		$14.52
48086-02	94	1		$14.52
48086-02	95	1		$14.52
48086-02	96	1		$14.52
48086-02	97	1		$14.52
48086-02	98	1		$14.52
48086-02	99	1		$14.52
48086-02	100	1		$14.52
48086-02	101	1		$14.52
48086-02	102	1		$14.52
48086-02	103	1		$14.52
48086-02	104	1		$14.52
48086-02	105	1		$14.52
48086-02	106	1		$14.52
48086-02	107	1		$14.52
48086-02	108	1		$14.52
48086-02	109	1		$14.52
48086-02	110	1		$14.52
48086-02	111	1		$14.52
48086-02	112	1		$14.52
48086-02	113	1		$14.52
48086-02	114	1		$14.52
48086-02	115	1		$14.52
48086-02	116	1		$14.52
48086-02	117	1		$14.52
48086-02	118	1		$14.52
48086-02	119	1		$14.52
48086-02	120	1		$14.52
48086-02	121	1		$14.52
48086-02	122	1		$14.52
48086-02	123	1		$14.52
48086-02	124	1		$14.52
48086-02	125	1		$14.52
48086-02	126	1		$14.52
48086-02	127	1		$14.52
48086-02	128	1		$14.52
48086-02	129	1		$14.52
48086-02	130	1		$14.52
48086-02	131	1		$14.52
48086-02	132	1		$14.52
48086-02	133	1		$14.52
48086-02	134	1		$14.52
48086-02	135	1		$14.52
48086-02	136	1		$14.52
48086-02	137	1		$14.52
48086-02	138	1		$14.52
48086-02	139	1		$14.52
48086-02	140	1		$14.52
48086-02	141	1		$14.52
48086-02	142	1		$14.52
48086-02	143	1		$14.52
48086-02	144	1		$14.52

DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

Tract No.	Lot No.	Benefit Units	Assessor Parcel Number	Annual Assessment
48086-02	145	1		$14.52
48086-02	146	1		$14.52
48086-02	147	1		$14.52
48086-02	148	1		$14.52
48086-02	149	1		$14.52
48086-02	150	1		$14.52
48086-02	151	1		$14.52
48086-02	152	1		$14.52
48086-02	153	1		$14.52
48086-02	154	1		$14.52
48086-02	155	1		$14.52
48086-02	156	1		$14.52
48086-02	157	1		$14.52
48086-02	158	1		$14.52
48086-02	159	1		$14.52
48086-02	160	1		$14.52
48086-02	161	1		$14.52
48086-02	162	1		$14.52
48086-02	163	1		$14.52
48086-02	164	1		$14.52
48086-02	165	1		$14.52
48086-02	166	1		$14.52
48086-02	167	1		$14.52
48086-02	168	1		$14.52
48086-02	169	1		$14.52
48086-02	170	1		$14.52
48086-02	171	1		$14.52
48086-02	172	1		$14.52
48086-02	173	1		$14.52
48086-02	174	1		$14.52
48086-02	175	1		$14.52
48086-02	176	1		$14.52
48086-02	177	1		$14.52
48086-02	178	1		$14.52
48086-02	179	1		$14.52
48086-02	180	1		$14.52
48086-02	181	1		$14.52
48086-02	182	1		$14.52
48086-02	183	1		$14.52
48086-02	184	1		$14.52
48086-02	185	1		$14.52
48086-02	186	1		$14.52
48086-02	187	1		$14.52
48086-02	188	1		$14.52
48086-02	189	1		$14.52
48086-02	190	1		$14.52
48086-02	191	1		$14.52
48086-02	192	1		$14.52
48086-02	193	1		$14.52
48086-02	194	1		$14.52
48086-02	195	1		$14.52
48086-02	196	1		$14.52

DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

Tract No.	Lot No.	Benefit Units	Assessor Parcel Number	Annual Assessment
48086-02	197	1		$14.52
48086-02	198	1		$14.52
48086-02	199	1		$14.52
48086-02	200	1		$14.52
48086-02	201	1		$14.52
48086-02	202	1		$14.52
48086-02	203	1		$14.52
48086-02	204	1		$14.52
48086-02	205	1		$14.52
48086-02	206	1		$14.52
48086-02	207	1		$14.52
48086-02	208	1		$14.52
48086-02	209	1		$14.52
48086-02	210	1		$14.52
48086-02	211	1		$14.52
48086-02	212	1		$14.52
48086-02	213	1		$14.52
48086-02	214	1		$14.52
48086-02	215	1		$14.52
48086-02	216	1		$14.52
48086-02	217	1		$14.52
48086-02	218	1		$14.52
48086-02	219	1		$14.52
48086-02	220	1		$14.52
48086-02	221	1		$14.52
48086-02	222	1		$14.52
48086-02	223	1		$14.52
48086-02	224	1		$14.52
48086-02	225	1		$14.52
48086-02	226	1		$14.52
48086-02	227	1		$14.52
48086-02	228	1		$14.52
48086-02	229	1		$14.52
48086-02	230	1		$14.52
48086-02	231	1		$14.52
48086-02	232	1		$14.52
48086-02	233	1		$14.52
48086-02	234	1		$14.52
48086-02	235	1		$14.52
48086-02	236	1		$14.52
48086-02	237	1		$14.52
48086-02	238	1		$14.52
48086-02	239	1		$14.52
48086-02	240	1		$14.52
48086-02	241	1		$14.52
48086-02	242	1		$14.52
48086-02	243	1		$14.52
48086-02	244	1		$14.52
48086-02	245	1		$14.52
48086-02	246	1		$14.52
48086-02	247	1		$14.52
48086-02	248	1		$14.52

DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

Tract No.	Lot No.	Benefit Units	Assessor Parcel Number	Annual Assessment
48086-02	249	1		$14.52
48086-02	250	5.26		$76.36
48086-02	251	4.98		$72.37
48086-02	252	3.30		$47.99
48086-02	253	1.53		$22.27
48086-02	Streets	66.60		$967.93
48086-03	1	1		$14.52
48086-03	2	1		$14.52
48086-03	3	1		$14.52
48086-03	4	1		$14.52
48086-03	5	1		$14.52
48086-03	6	1		$14.52
48086-03	7	1		$14.52
48086-03	8	1		$14.52
48086-03	9	1		$14.52
48086-03	10	1		$14.52
48086-03	11	1		$14.52
48086-03	12	1		$14.52
48086-03	13	1		$14.52
48086-03	14	1		$14.52
48086-03	15	1		$14.52
48086-03	16	1		$14.52
48086-03	17	1		$14.52
48086-03	18	1		$14.52
48086-03	19	1		$14.52
48086-03	20	1		$14.52
48086-03	21	1		$14.52
48086-03	22	1		$14.52
48086-03	23	1		$14.52
48086-03	24	1		$14.52
48086-03	25	1		$14.52
48086-03	26	1		$14.52
48086-03	27	1		$14.52
48086-03	28	1		$14.52
48086-03	29	1		$14.52
48086-03	30	1		$14.52
48086-03	31	1		$14.52
48086-03	32	1		$14.52
48086-03	33	1		$14.52
48086-03	34	1		$14.52
48086-03	35	1		$14.52
48086-03	36	1		$14.52
48086-03	37	1		$14.52
48086-03	38	1		$14.52

DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

Tract No.	Lot No.	Benefit Units	Assessor Parcel Number	Annual Assessment
48086-03	39	1		$14.52
48086-03	40	1		$14.52
48086-03	41	1		$14.52
48086-03	42	1		$14.52
48086-03	43	1		$14.52
48086-03	44	1		$14.52
48086-03	45	1		$14.52
48086-03	46	1		$14.52
48086-03	47	1		$14.52
48086-03	48	1		$14.52
48086-03	49	1		$14.52
48086-03	50	1		$14.52
48086-03	51	1		$14.52
48086-03	52	1		$14.52
48086-03	53	1		$14.52
48086-03	54	1		$14.52
48086-03	55	1		$14.52
48086-03	56	1		$14.52
48086-03	57	1		$14.52
48086-03	58	1		$14.52
48086-03	59	1		$14.52
48086-03	60	1		$14.52
48086-03	61	1		$14.52
48086-03	62	1		$14.52
48086-03	63	1		$14.52
48086-03	64	1		$14.52
48086-03	65	1		$14.52
48086-03	66	1		$14.52
48086-03	67	1		$14.52
48086-03	68	1		$14.52
48086-03	69	1		$14.52
48086-03	70	1		$14.52
48086-03	71	1		$14.52
48086-03	72	1		$14.52
48086-03	73	1		$14.52
48086-03	74	1		$14.52
48086-03	75	1		$14.52
48086-03	76	1		$14.52
48086-03	77	1		$14.52
48086-03	78	1		$14.52
48086-03	79	1		$14.52
48086-03	80	1		$14.52
48086-03	81	1		$14.52
48086-03	82	1		$14.52
48086-03	83	1		$14.52
48086-03	84	1		$14.52
48086-03	85	1		$14.52
48086-03	86	1		$14.52
48086-03	87	1		$14.52
48086-03	88	1		$14.52
48086-03	89	1		$14.52
48086-03	90	1		$14.52

DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

Tract No.	Lot No.	Benefit Units	Assessor Parcel Number	Annual Assessment
48086-03	91	1		$14.52
48086-03	92	1		$14.52
48086-03	93	1		$14.52
48086-03	94	1		$14.52
48086-03	95	1		$14.52
48086-03	96	1		$14.52
48086-03	97	1		$14.52
48086-03	98	1		$14.52
48086-03	99	1		$14.52
48086-03	100	1		$14.52
48086-03	101	1		$14.52
48086-03	102	1		$14.52
48086-03	103	1		$14.52
48086-03	104	1		$14.52
48086-03	105	1		$14.52
48086-03	106	1		$14.52
48086-03	107	1		$14.52
48086-03	108	1		$14.52
48086-03	109	1		$14.52
48086-03	110	1		$14.52
48086-03	111	1		$14.52
48086-03	112	1		$14.52
48086-03	113	1		$14.52
48086-03	114	1		$14.52
48086-03	115	1		$14.52
48086-03	116	1		$14.52
48086-03	117	1		$14.52
48086-03	118	1		$14.52
48086-03	119	1		$14.52
48086-03	120	1		$14.52
48086-03	121	1		$14.52
48086-03	122	1		$14.52
48086-03	123	1		$14.52
48086-03	124	1		$14.52
48086-03	125	1		$14.52
48086-03	126	1		$14.52
48086-03	127	1		$14.52
48086-03	128	1		$14.52
48086-03	129	32.27		$468.59
48086-03	Streets	38.86		$565.14
Parcel 11-1[(1)]		1.37		$19.89
Parcel 11-2[(2)]		2.45		$35.57
Stonecrest Rd		1.56		$22.65
Yellowstone Lane[(3)]		10.11		$146.80
Yellowstone Lane[(City)(4)]		3.55		$51.55
		696.58		$10,117.08

(1) LA County APN 3211-021-900 Portion of Parcel 11, Book D2720, Page 466 O.R.

(2) LA County Per Relinquishment 286, Parcel 11, Instrument # 3526, Book 2720, Page 442, O.R.

(3) Yellowstone Lane dedication on Tr. 36943-01 Final Map within the County

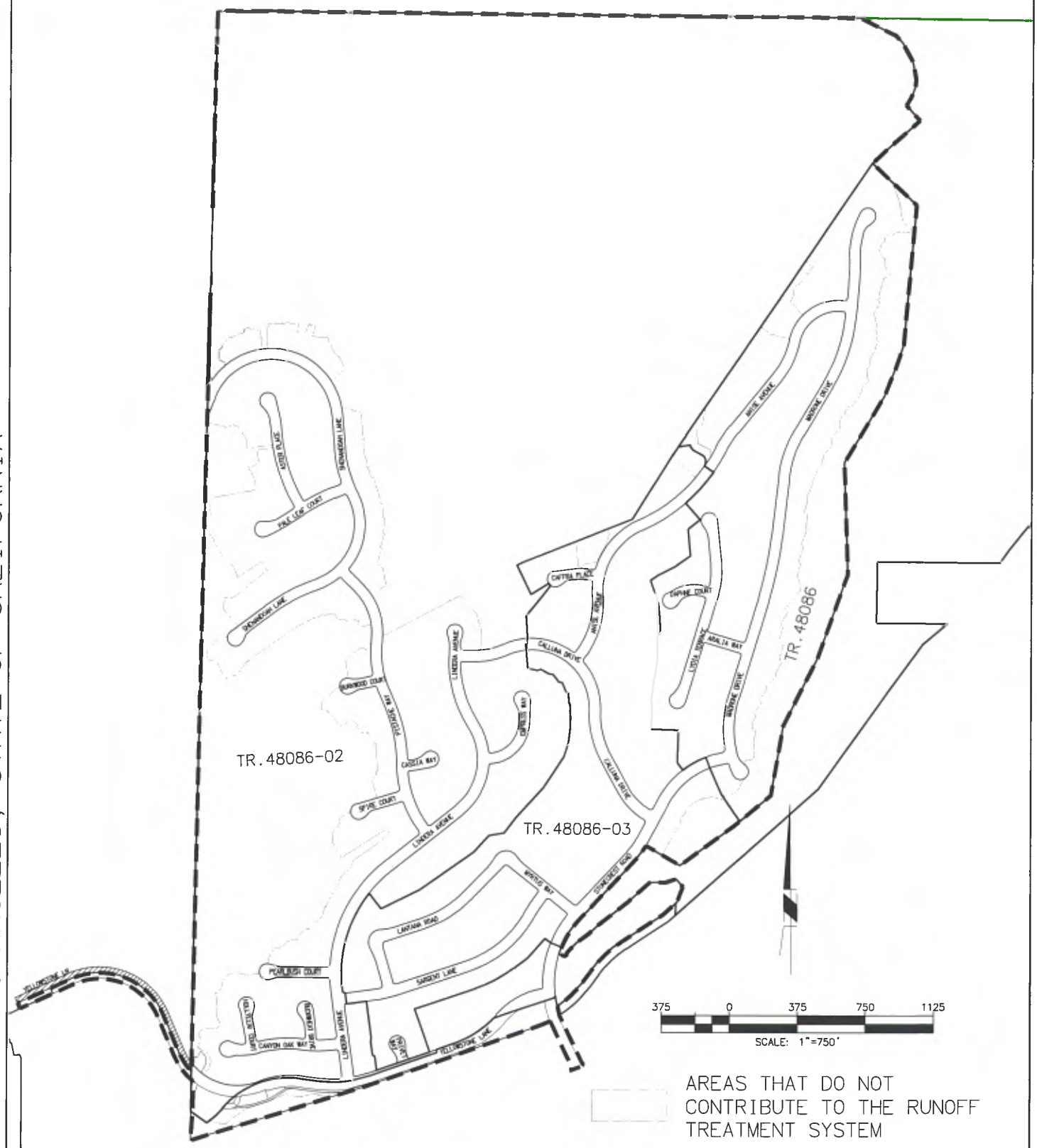
(4) Yellowstone Lane dedication on Tr. 36943-01 Final Map within City jurisdiction

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MAP NO.1

BOUNDARY FOR DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

BOUNDARY MAP FOR DRAINAGE BENEFIT ASESSMENT AREA NO 34 MAP NO. 1
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



MAP NO. 2

ASSESSMENT DIAGRAM
FOR DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

ASSESSMENT DIAGRAM FOR DRAINAGE BENEFIT ASESSMENT AREA NO 34 MAP NO. 2
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT "A"

DRAINAGE BENEFIT ASSESSMENT NO. 34
A.P.N. 3211-21-43, 3211-21-44, 3211-21-45, 3211-21-46, 3211-21-48, 3211-21-50, and 3211-21-51

DESCRIPTION

PARCEL A:

Those portions of Section 8, Section 17, and Section 18, T-4-N, R-14-W, San Bernardino Meridian, according to the Official Plat thereof in the District Land Office, more particularly described as follows:

BEGINNING at the northwest corner of said Section 8;

1st Thence, along the north line of said Section 8, South 89°30'27" East 2,641.44 feet;

2nd Thence, departing said north line, South 89°32'28" East 905.04 feet;

3rd Thence, South 64°16'42" East 219.99 feet;

4th Thence, South 42°05'23" East 57.21 feet;

5th Thence, South 28°29'14" East 114.48 feet;

6th Thence, South 10°41'20" East 99.80 feet;

7th Thence, South 05°12'54" West 42.73 feet;

8th Thence, South 22°01'53" West 60.59 feet;

9th Thence, South 29°37'08" West 52.01 feet;

10th Thence, South 42°05'23" East 110.97 feet;

11th Thence, South 47°54'37" West 350.51 feet;

12th Thence, South 46°43'51" East 334.62 feet;

13th Thence, South 05°00'00" West 775.24 feet;

14th Thence, South 19°00'00" West 142.34 feet;

EXHIBIT "A"

15th Thence, South 21°41'41" West 147.72 feet;

16th Thence, South 31°00'00" West 433.29 feet;

17th Thence, South 02°00'00" East 614.22 feet;

18th Thence, South 20°00'00" West 493.42 feet;

19th Thence, South 27°00'00" West 412.98 feet;

20th Thence, South 10°00'00" West 387.91 feet;

21st Thence, South 50°12'40" West 260.64 feet;

22nd Thence, South 53°41'37" West 367.33 feet;

23rd Thence, North 60°06'14" West 215.99 feet to the beginning of a non-tangent curve concave northwesterly having a radius of 412.00 feet, a radial line to said curve bears South 59°39'46" East;

24th Thence, southwesterly along said curve through a central angle of 13°07'13" an arc distance of 94.34 feet;

25th Thence, South 43°27'27" West 442.73 feet to the beginning of a tangent curve concave southeasterly having a radius of 518.00 feet;

26th Thence southwesterly along said curve through a central angle of 21°22'42" an arc distance of 193.28 feet;

27th Thence, South 19°48'49" West 40.95 feet;

28th Thence, South 72°27'06" East 40.28 feet;

29th Thence, North 12°44'32" East 20.08 feet;

30th Thence, North 40°44'32" East 36.12 feet to the beginning of a non-tangent curve concave southeasterly having a radius of 468.53 feet a radial line to said curve bears North 46°07'10" West;

31st Thence southwesterly along said curve through a central angle of 13°32'44" an arc distance of 110.77 feet to the beginning of a reverse curve concave northwesterly having a radius of 76.43 feet;

32nd Thence northeasterly along said curve through a central angle of 10°48'23" an arc

distance of 14.42 feet to the beginning of a reverse curve concave southeasterly having a radius of 1,746.83 feet;

33rd Thence northeasterly along said curve through a central angle of 02°28'46" an arc distance of 75.59 feet to the beginning of a non-tangent curve concave northwesterly having a radius of 40,836.22 feet a radial line to said curve bears South 37°35'58" East;

34th Thence northeasterly along said curve through a central angle of 00°16'47" an arc distance of 199.37 feet to the beginning of a non-tangent curve concave southeasterly having a radius of 282,522.87 feet a radial line to said curve bears North 41°28'49" West;

35th Thence northeasterly along said curve through a central angle of 00°01'58" an arc distance of 161.63 feet;

36th Thence, North 82°52'41" East 21.59 feet;

37th Thence, South 88°50'35" East 66.29 feet;

38th Thence, North 71°57'34" East 62.66 feet;

39th Thence, South 41°31'56" East 56.59 feet;

40th Thence, South 20°59'59" West 90.78 feet;

41st Thence, South 48°28'04" West 104.98 feet;

42nd Thence, South 56°56'53" West 272.19 feet to the beginning of a tangent curve concave southeasterly having a radius of 630.00 feet;

43rd Thence southwesterly along said curve through a central angle of 20°15'59" an arc distance of 222.84 feet;

44th Thence, South 36°40'54" West 92.04 feet to the beginning of a tangent curve concave northwesterly having a radius of 566.90 feet;

45th Thence southwesterly along said curve through a central angle of 18°57'36" an arc distance of 187.59 feet;

46th Thence, South 12°22'45" East 51.45 feet;

47th Thence, South 25°39'10" East 288.18 feet to the beginning of a tangent curve concave northerly having a radius of 17.00 feet;

48th Thence southeasterly and easterly along said curve through a central angle of 85°20'35" an arc distance of 25.32 feet to a point of cusp;

EXHIBIT "A"

49th Thence, South 69°00'15" West 94.31 feet to a point of cusp with a non-tangent curve concave westerly having a radius of 17.00 feet, a radial line to said curve bears North 20°59'45" West;

50th Thence easterly and northerly along said curve through a central angle of 94°39'25" an arc distance of 28.09 feet;

51st Thence, North 25°39'10" West 276.14 feet to the beginning of a non-tangent curve concave northwesterly having a radius of 618.00 feet a radial line to said curve bears South 27°02'11" East;

52nd Thence southwesterly along said curve through a central angle of 07°44'22" an arc distance of 83.48 feet;

53rd Thence, South 70°42'11" West 1,015.48 feet;

54th Thence, South 72°51'23" West 958.27 feet;

55th Thence, South 70°42'11" West 31.26 feet to a point in the west line of said Section 17;

56th Thence, along said west line, North 0°30'59" East 334.56 feet to the beginning of a non-tangent curve concave northeasterly having a radius of 382.00 feet a radial line to said curve bears South 39°50'23" West;

57th Thence, departing said west line of Section 17, northwesterly along said curve through a central angle of 24°47'37" an arc distance of 165.30 feet;

58th Thence, North 23°21'42" West 224.80 feet to the beginning of a tangent curve concave southerly having a radius of 353.00 feet;

59th Thence northwesterly and westerly along said curve through a central angle of 91°07'57" an arc distance of 561.47 feet;

60th Thence, South 65°30'21" West 320.45 feet;

61st Thence, North 24°29'39" West 32.00 feet;

62nd Thence, North 65°30'21" East 320.45 feet to the beginning of a tangent curve concave southerly having a radius of 385.00 feet;

63rd Thence easterly and southeasterly along said curve through a central angle of 91°07'57" an arc distance of 612.37 feet;

64th Thence, South 23°21'42" East 224.80 feet to the beginning of a tangent curve concave

EXHIBIT "A"

northeasterly having a radius of 350.00 feet;

65th Thence southeasterly along said curve through a central angle of 20°00'19" an arc distance of 122.21 feet to a point in the west line of said Section 17;

66th Thence, along said west line of Section 17, North 01°02'12" East 1,733.72 feet to the southwest corner of said Section 8;

67th Thence, along the west line of said Section 8, North 01°14'51" East 4,089.43 feet to the **POINT OF BEGINNING**.

CONTAINING: 443.275 Acres, more or less.

SUBJECT TO: All covenants, Rights, Rights-of-Way and Easements of record.

EXHIBIT "B": Attached and by this reference made a part hereof.

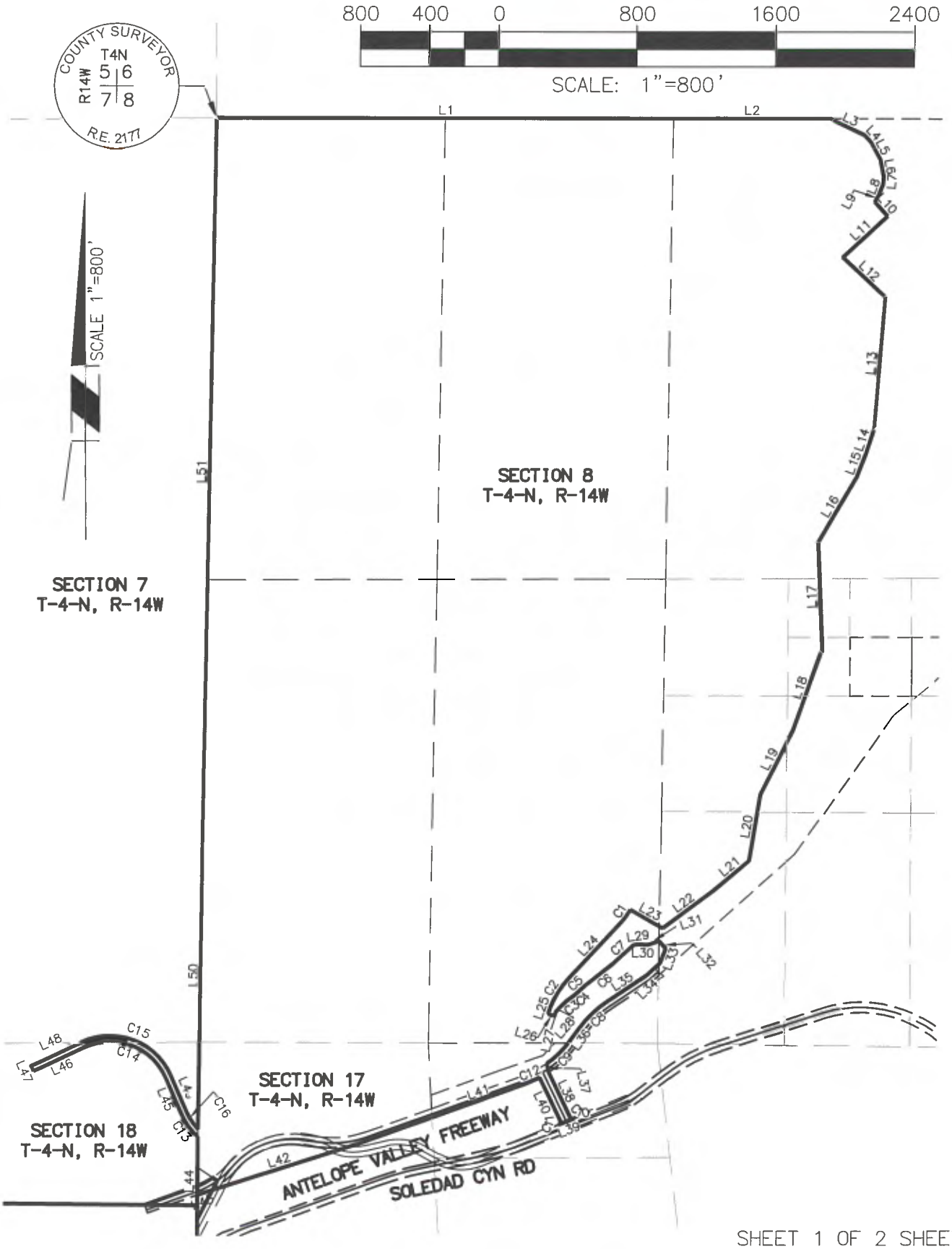


6/08/2018

Matthew J. Vernon Date
PLS 7553

EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION



SHEET 1 OF 2 SHEETS

EXHIBIT "B"

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°30'27"W	2641.44'
L2	N89°32'28"W	905.04'
L3	N64°16'42"W	219.99'
L4	N42°05'23"W	57.21'
L5	N28°29'14"W	114.48'
L6	N10°41'20"W	99.80'
L7	N05°12'54"E	42.73'
L8	N22°01'53"E	60.59'
L9	N29°37'08"E	52.01'
L10	N42°05'23"W	110.97'
L11	N47°54'37"E	350.51'
L12	N46°43'51"W	334.62'
L13	N05°00'00"E	775.24'
L14	N19°00'00"E	142.34'
L15	N21°41'41"E	147.72'
L16	N31°00'00"E	433.29'
L17	N02°00'00"W	614.22'
L18	N20°00'00"E	493.42'
L19	N27°00'00"E	412.98'
L20	N10°00'00"E	387.91'
L21	N50°12'40"E	260.64'
L22	N53°41'37"E	367.33'
L23	N60°06'14"W	215.99'
L24	N43°27'27"E	442.73'
L25	N19°48'49"E	40.95'
L26	N72°27'06"W	40.28'
L27	N12°44'32"E	20.08'
L28	N40°44'32"E	36.12'
L29	N82°52'41"E	21.59'
L30	N88°50'35"W	66.29'
L31	N71°57'34"E	62.66'
L32	N41°31'56"W	56.59'
L33	N20°59'59"E	90.78'
L34	N48°28'04"E	104.98'
L35	N56°56'53"E	272.19'
L36	N36°40'54"E	92.04'
L37	N12°22'45"W	51.45'
L38	N25°39'10"W	288.18'
L39	N69°00'15"E	94.31'
L40	N25°39'10"W	276.14'
L41	N70°42'11"E	1015.48'
L42	N72°51'23"E	958.27'
L43	N70°42'11"E	31.26'
L44	N00°30'59"E	159.23'
L45	N23°21'42"W	224.80'
L46	N65°30'21"E	320.45'
L47	N24°29'39"W	32.00'
L48	N65°30'21"E	320.45'
L49	N23°21'42"W	224.80'
L50	N01°02'12"E	1733.72'
L51	N01°14'51"E	4089.43'

ARC TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	Δ=13°07'13"	412.00'	94.34'
C2	Δ=21°22'42"	518.00'	193.28'
C3	Δ=13°32'44"	468.53'	110.77'
C4	Δ=10°48'23"	76.43'	14.42'
C5	Δ=02°28'46"	1746.83'	75.59'
C6	Δ=00°16'47"	40836.22'	199.37'
C7	Δ=00°01'58"	282522.87'	161.63'
C8	Δ=20°15'59"	630.00'	222.84'
C9	Δ=18°57'36"	566.90'	187.59'
C10	Δ=85°20'35"	17.00'	25.32'
C11	Δ=94°39'25"	17.00'	28.09'
C12	Δ=07°44'22"	618.00'	83.48'
C13	Δ=24°47'37"	382.00'	165.30'
C14	Δ=91°07'57"	353.00'	561.47'
C15	Δ=91°07'57"	385.00'	612.37'
C16	Δ=20°00'19"	350.00'	122.21'

APPENDIX B

USAGE AND AREA FOR EACH LOT

DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

Tract No.	Lot No.	Benefit Units	Usage	Area [SF]
48086	1	1	Residential Unit	9,539
48086	2	1	Residential Unit	9,414
48086	3	1	Residential Unit	9,833
48086	4	1	Residential Unit	11,520
48086	5	1	Residential Unit	14,152
48086	6	1	Residential Unit	12,724
48086	7	1	Residential Unit	10,178
48086	8	1	Residential Unit	9,605
48086	9	1	Residential Unit	10,741
48086	10	1	Residential Unit	12,715
48086	11	1	Residential Unit	10,659
48086	12	1	Residential Unit	10,377
48086	13	1	Residential Unit	10,642
48086	14	1	Residential Unit	10,238
48086	15	1	Residential Unit	9,101
48086	16	1	Residential Unit	9,258
48086	17	1	Residential Unit	11,187
48086	18	1	Residential Unit	11,532
48086	19	1	Residential Unit	11,124
48086	20	1	Residential Unit	11,156
48086	21	1	Residential Unit	10,437
48086	22	1	Residential Unit	9,406
48086	23	1	Residential Unit	9,683
48086	24	1	Residential Unit	10,966
48086	25	1	Residential Unit	11,765
48086	26	1	Residential Unit	10,798
48086	27	1	Residential Unit	10,600
48086	28	1	Residential Unit	10,683
48086	29	1	Residential Unit	9,066
48086	30	1	Residential Unit	8,867
48086	31	1	Residential Unit	9,529
48086	32	1	Residential Unit	11,728
48086	33	1	Residential Unit	11,550
48086	34	1	Residential Unit	8,536
48086	35	1	Residential Unit	10,351
48086	36	1	Residential Unit	12,645
48086	37	1	Residential Unit	10,798
48086	38	1	Residential Unit	41,619
48086	39	1	Residential Unit	42,157
48086	40	1	Residential Unit	17,953
48086	41	1	Residential Unit	10,200
48086	42	1	Residential Unit	9,412
48086	43	1	Residential Unit	20,284
48086	44	1	Residential Unit	11,832
48086	45	1	Residential Unit	13,976
48086	46	1	Residential Unit	16,375
48086	47	1	Residential Unit	19,153
48086	48	1	Residential Unit	18,242
48086	49	1	Residential Unit	17,473
48086	50	1	Residential Unit	16,618
48086	51	1	Residential Unit	15,513
48086	52	1	Residential Unit	12,490

DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

Tract No.	Lot No.	Benefit Units	Usage	Area [SF]
48086	53	1	Residential Unit	11,333
48086	54	1	Residential Unit	13,567
48086	55	1	Residential Unit	14,476
48086	56	1	Residential Unit	14,359
48086	57	1	Residential Unit	13,882
48086	58	1	Residential Unit	13,893
48086	59	1	Residential Unit	15,158
48086	60	1	Residential Unit	15,667
48086	61	1	Residential Unit	16,372
48086	62	1	Residential Unit	18,978
48086	63	1	Residential Unit	21,969
48086	64	1	Residential Unit	26,123
48086	65	1	Residential Unit	9,619
48086	66	1	Residential Unit	9,455
48086	67	1	Residential Unit	8,274
48086	68	1	Residential Unit	9,142
48086	69	1	Residential Unit	9,225
48086	70	1	Residential Unit	9,568
48086	71	1	Residential Unit	9,903
48086	72	1	Residential Unit	9,168
48086	73	1	Residential Unit	9,837
48086	74	1	Residential Unit	8,618
48086	75	1	Residential Unit	8,540
48086	76	1	Residential Unit	9,430
48086	77	1	Residential Unit	22,751
48086	78	1	Residential Unit	15,858
48086	79	1	Residential Unit	15,120
48086	80	1	Residential Unit	16,027
48086	81	1	Residential Unit	17,416
48086	82	1	Residential Unit	10,749
48086	83	1	Residential Unit	8,120
48086	84	1	Residential Unit	8,718
48086	85	1	Residential Unit	8,610
48086	86	1	Residential Unit	10,970
48086	87	1	Residential Unit	10,747
48086	88	1	Residential Unit	13,441
48086	89	1	Residential Unit	14,419
48086	90	1	Residential Unit	14,287
48086	91	1	Residential Unit	16,289
48086	92	1	Residential Unit	74,743
48086	93	1	Residential Unit	9,242
48086	94	1	Residential Unit	8,263
48086	95	1	Residential Unit	8,208
48086	96	1	Residential Unit	9,301
48086	97	1	Residential Unit	10,913
48086	98	1	Residential Unit	7,960
48086	99	1	Residential Unit	10,055
48086	100	1	Residential Unit	11,462
48086	101	1	Residential Unit	9,806
48086	102	1	Residential Unit	11,307
48086	103	1	Residential Unit	9,741
48086	104	1	Residential Unit	13,623

DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

Tract No.	Lot No.	Benefit Units	Usage	Area [SF]
48086	105	1	Residential Unit	13,094
48086	106	1	Residential Unit	11,778
48086	107	1	Residential Unit	10,196
48086	108	1	Residential Unit	9,150
48086	109	1	Residential Unit	13,265
48086	110	1	Residential Unit	8,555
48086	111	1	Residential Unit	59,549
48086	112	1	Residential Unit	8,150
48086	113	1	Residential Unit	10,366
48086	114	1	Residential Unit	8,864
48086	115	1	Residential Unit	9,339
48086	Streets	32.73	Streets	378,686
48086-02	1	1	Residential Unit	10,865
48086-02	2	1	Residential Unit	9,735
48086-02	3	1	Residential Unit	9,175
48086-02	4	1	Residential Unit	8,497
48086-02	5	1	Residential Unit	8,697
48086-02	6	1	Residential Unit	8,816
48086-02	7	1	Residential Unit	8,924
48086-02	8	1	Residential Unit	10,495
48086-02	9	1	Residential Unit	11,929
48086-02	10	1	Residential Unit	13,351
48086-02	11	1	Residential Unit	11,225
48086-02	12	1	Residential Unit	11,081
48086-02	13	1	Residential Unit	15,280
48086-02	14	1	Residential Unit	8,137
48086-02	15	1	Residential Unit	16,784
48086-02	16	1	Residential Unit	14,465
48086-02	17	1	Residential Unit	8,786
48086-02	18	1	Residential Unit	12,351
48086-02	19	1	Residential Unit	7,540
48086-02	20	1	Residential Unit	8,507
48086-02	21	1	Residential Unit	8,459
48086-02	22	1	Residential Unit	9,880
48086-02	23	1	Residential Unit	9,476
48086-02	24	1	Residential Unit	13,935
48086-02	25	1	Residential Unit	12,066
48086-02	26	1	Residential Unit	7,917
48086-02	27	1	Residential Unit	8,201
48086-02	28	1	Residential Unit	7,454
48086-02	29	1	Residential Unit	6,000
48086-02	30	1	Residential Unit	6,000
48086-02	31	1	Residential Unit	6,213
48086-02	32	1	Residential Unit	6,571
48086-02	33	1	Residential Unit	9,076
48086-02	34	1	Residential Unit	8,515
48086-02	35	1	Residential Unit	8,318
48086-02	36	1	Residential Unit	6,960
48086-02	37	1	Residential Unit	7,987
48086-02	38	1	Residential Unit	13,496
48086-02	39	1	Residential Unit	8,560
48086-02	40	1	Residential Unit	7,085

DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

Tract No.	Lot No.	Benefit Units	Usage	Area [SF]
48086-02	41	1	Residential Unit	6,907
48086-02	42	1	Residential Unit	6,648
48086-02	43	1	Residential Unit	6,782
48086-02	44	1	Residential Unit	6,737
48086-02	45	1	Residential Unit	7,363
48086-02	46	1	Residential Unit	6,913
48086-02	47	1	Residential Unit	6,336
48086-02	48	1	Residential Unit	6,227
48086-02	49	1	Residential Unit	8,047
48086-02	50	1	Residential Unit	8,593
48086-02	51	1	Residential Unit	8,267
48086-02	52	1	Residential Unit	7,960
48086-02	53	1	Residential Unit	8,846
48086-02	54	1	Residential Unit	7,911
48086-02	55	1	Residential Unit	13,431
48086-02	56	1	Residential Unit	12,572
48086-02	57	1	Residential Unit	7,880
48086-02	58	1	Residential Unit	9,195
48086-02	59	1	Residential Unit	8,587
48086-02	60	1	Residential Unit	8,480
48086-02	61	1	Residential Unit	9,493
48086-02	62	1	Residential Unit	14,101
48086-02	63	1	Residential Unit	13,589
48086-02	64	1	Residential Unit	9,752
48086-02	65	1	Residential Unit	9,071
48086-02	66	1	Residential Unit	8,621
48086-02	67	1	Residential Unit	8,019
48086-02	68	1	Residential Unit	7,931
48086-02	69	1	Residential Unit	12,070
48086-02	70	1	Residential Unit	16,366
48086-02	71	1	Residential Unit	9,633
48086-02	72	1	Residential Unit	8,346
48086-02	73	1	Residential Unit	10,050
48086-02	74	1	Residential Unit	8,499
48086-02	75	1	Residential Unit	8,339
48086-02	76	1	Residential Unit	8,262
48086-02	77	1	Residential Unit	8,232
48086-02	78	1	Residential Unit	8,080
48086-02	79	1	Residential Unit	7,936
48086-02	80	1	Residential Unit	7,802
48086-02	81	1	Residential Unit	6,636
48086-02	82	1	Residential Unit	12,605
48086-02	83	1	Residential Unit	8,701
48086-02	84	1	Residential Unit	10,589
48086-02	85	1	Residential Unit	7,446
48086-02	86	1	Residential Unit	13,254
48086-02	87	1	Residential Unit	13,044
48086-02	88	1	Residential Unit	13,750
48086-02	89	1	Residential Unit	13,841
48086-02	90	1	Residential Unit	13,776
48086-02	91	1	Residential Unit	13,818
48086-02	92	1	Residential Unit	13,324

DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

Tract No.	Lot No.	Benefit Units	Usage	Area [SF]
48086-02	93	1	Residential Unit	12,702
48086-02	94	1	Residential Unit	11,963
48086-02	95	1	Residential Unit	12,405
48086-02	96	1	Residential Unit	13,787
48086-02	97	1	Residential Unit	11,829
48086-02	98	1	Residential Unit	11,161
48086-02	99	1	Residential Unit	11,007
48086-02	100	1	Residential Unit	9,044
48086-02	101	1	Residential Unit	9,206
48086-02	102	1	Residential Unit	8,453
48086-02	103	1	Residential Unit	7,044
48086-02	104	1	Residential Unit	6,640
48086-02	105	1	Residential Unit	7,408
48086-02	106	1	Residential Unit	8,017
48086-02	107	1	Residential Unit	45,261
48086-02	108	1	Residential Unit	42,242
48086-02	109	1	Residential Unit	9,746
48086-02	110	1	Residential Unit	27,846
48086-02	111	1	Residential Unit	9,695
48086-02	112	1	Residential Unit	9,629
48086-02	113	1	Residential Unit	6,026
48086-02	114	1	Residential Unit	8,810
48086-02	115	1	Residential Unit	15,378
48086-02	116	1	Residential Unit	6,906
48086-02	117	1	Residential Unit	16,713
48086-02	118	1	Residential Unit	6,649
48086-02	119	1	Residential Unit	7,251
48086-02	120	1	Residential Unit	6,954
48086-02	121	1	Residential Unit	7,450
48086-02	122	1	Residential Unit	6,547
48086-02	123	1	Residential Unit	7,653
48086-02	124	1	Residential Unit	8,631
48086-02	125	1	Residential Unit	9,719
48086-02	126	1	Residential Unit	9,866
48086-02	127	1	Residential Unit	9,496
48086-02	128	1	Residential Unit	10,337
48086-02	129	1	Residential Unit	11,701
48086-02	130	1	Residential Unit	10,487
48086-02	131	1	Residential Unit	10,856
48086-02	132	1	Residential Unit	11,204
48086-02	133	1	Residential Unit	11,478
48086-02	134	1	Residential Unit	10,922
48086-02	135	1	Residential Unit	10,775
48086-02	136	1	Residential Unit	9,336
48086-02	137	1	Residential Unit	9,159
48086-02	138	1	Residential Unit	9,747
48086-02	139	1	Residential Unit	8,535
48086-02	140	1	Residential Unit	8,780
48086-02	141	1	Residential Unit	7,564
48086-02	142	1	Residential Unit	6,187
48086-02	143	1	Residential Unit	17,041
48086-02	144	1	Residential Unit	10,239

DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

Tract No.	Lot No.	Benefit Units	Usage	Area [SF]
48086-02	145	1	Residential Unit	8,128
48086-02	146	1	Residential Unit	9,328
48086-02	147	1	Residential Unit	9,129
48086-02	148	1	Residential Unit	13,206
48086-02	149	1	Residential Unit	11,842
48086-02	150	1	Residential Unit	10,330
48086-02	151	1	Residential Unit	9,720
48086-02	152	1	Residential Unit	9,121
48086-02	153	1	Residential Unit	8,267
48086-02	154	1	Residential Unit	6,530
48086-02	155	1	Residential Unit	6,128
48086-02	156	1	Residential Unit	6,367
48086-02	157	1	Residential Unit	6,381
48086-02	158	1	Residential Unit	7,023
48086-02	159	1	Residential Unit	7,737
48086-02	160	1	Residential Unit	7,054
48086-02	161	1	Residential Unit	7,525
48086-02	162	1	Residential Unit	7,546
48086-02	163	1	Residential Unit	7,550
48086-02	164	1	Residential Unit	8,120
48086-02	165	1	Residential Unit	8,394
48086-02	166	1	Residential Unit	9,064
48086-02	167	1	Residential Unit	8,172
48086-02	168	1	Residential Unit	6,854
48086-02	169	1	Residential Unit	7,789
48086-02	170	1	Residential Unit	9,547
48086-02	171	1	Residential Unit	8,830
48086-02	172	1	Residential Unit	9,516
48086-02	173	1	Residential Unit	8,803
48086-02	174	1	Residential Unit	8,280
48086-02	175	1	Residential Unit	15,455
48086-02	176	1	Residential Unit	10,794
48086-02	177	1	Residential Unit	9,104
48086-02	178	1	Residential Unit	7,421
48086-02	179	1	Residential Unit	7,205
48086-02	180	1	Residential Unit	9,459
48086-02	181	1	Residential Unit	11,310
48086-02	182	1	Residential Unit	7,549
48086-02	183	1	Residential Unit	8,461
48086-02	184	1	Residential Unit	8,387
48086-02	185	1	Residential Unit	9,622
48086-02	186	1	Residential Unit	8,975
48086-02	187	1	Residential Unit	9,083
48086-02	188	1	Residential Unit	8,880
48086-02	189	1	Residential Unit	8,653
48086-02	190	1	Residential Unit	7,774
48086-02	191	1	Residential Unit	9,409
48086-02	192	1	Residential Unit	14,984
48086-02	193	1	Residential Unit	13,626
48086-02	194	1	Residential Unit	14,744
48086-02	195	1	Residential Unit	15,359
48086-02	196	1	Residential Unit	18,232

DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

Tract No.	Lot No.	Benefit Units	Usage	Area [SF]
48086-02	197	1	Residential Unit	17,069
48086-02	198	1	Residential Unit	16,840
48086-02	199	1	Residential Unit	30,580
48086-02	200	1	Residential Unit	14,576
48086-02	201	1	Residential Unit	10,987
48086-02	202	1	Residential Unit	7,229
48086-02	203	1	Residential Unit	7,294
48086-02	204	1	Residential Unit	8,314
48086-02	205	1	Residential Unit	7,229
48086-02	206	1	Residential Unit	7,260
48086-02	207	1	Residential Unit	6,826
48086-02	208	1	Residential Unit	9,444
48086-02	209	1	Residential Unit	11,243
48086-02	210	1	Residential Unit	9,482
48086-02	211	1	Residential Unit	8,594
48086-02	212	1	Residential Unit	8,959
48086-02	213	1	Residential Unit	9,034
48086-02	214	1	Residential Unit	9,165
48086-02	215	1	Residential Unit	7,700
48086-02	216	1	Residential Unit	7,545
48086-02	217	1	Residential Unit	10,821
48086-02	218	1	Residential Unit	7,435
48086-02	219	1	Residential Unit	12,651
48086-02	220	1	Residential Unit	24,778
48086-02	221	1	Residential Unit	13,057
48086-02	222	1	Residential Unit	14,715
48086-02	223	1	Residential Unit	21,846
48086-02	224	1	Residential Unit	18,685
48086-02	225	1	Residential Unit	20,236
48086-02	226	1	Residential Unit	19,304
48086-02	227	1	Residential Unit	20,515
48086-02	228	1	Residential Unit	8,011
48086-02	229	1	Residential Unit	6,816
48086-02	230	1	Residential Unit	19,867
48086-02	231	1	Residential Unit	18,268
48086-02	232	1	Residential Unit	15,120
48086-02	233	1	Residential Unit	12,381
48086-02	234	1	Residential Unit	12,301
48086-02	235	1	Residential Unit	12,130
48086-02	236	1	Residential Unit	12,049
48086-02	237	1	Residential Unit	12,046
48086-02	238	1	Residential Unit	11,522
48086-02	239	1	Residential Unit	11,295
48086-02	240	1	Residential Unit	10,746
48086-02	241	1	Residential Unit	10,282
48086-02	242	1	Residential Unit	8,977
48086-02	243	1	Residential Unit	7,521
48086-02	244	1	Residential Unit	8,395
48086-02	245	1	Residential Unit	7,759
48086-02	246	1	Residential Unit	7,759
48086-02	247	1	Residential Unit	7,508
48086-02	248	1	Residential Unit	7,658

DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

Tract No.	Lot No.	Benefit Units	Usage	Area [SF]
48086-02	249	1	Residential Unit	9,050
48086-02	250	5.26	Fire Station	60,854
48086-02	251	4.98	Sherriff Station	57,670
48086-02	252	3.30	Passive Park	38,240
48086-02	253	1.53	Passive Park	17,750
48086-02	Streets	66.60	Streets	770,657
48086-03	1	1	Residential Unit	9,129
48086-03	2	1	Residential Unit	6,732
48086-03	3	1	Residential Unit	11,050
48086-03	4	1	Residential Unit	8,514
48086-03	5	1	Residential Unit	12,776
48086-03	6	1	Residential Unit	7,081
48086-03	7	1	Residential Unit	8,920
48086-03	8	1	Residential Unit	6,821
48086-03	9	1	Residential Unit	7,650
48086-03	10	1	Residential Unit	7,096
48086-03	11	1	Residential Unit	6,975
48086-03	12	1	Residential Unit	6,975
48086-03	13	1	Residential Unit	6,955
48086-03	14	1	Residential Unit	6,975
48086-03	15	1	Residential Unit	6,955
48086-03	16	1	Residential Unit	7,024
48086-03	17	1	Residential Unit	7,210
48086-03	18	1	Residential Unit	7,152
48086-03	19	1	Residential Unit	7,209
48086-03	20	1	Residential Unit	7,231
48086-03	21	1	Residential Unit	7,226
48086-03	22	1	Residential Unit	6,718
48086-03	23	1	Residential Unit	9,098
48086-03	24	1	Residential Unit	8,537
48086-03	25	1	Residential Unit	9,429
48086-03	26	1	Residential Unit	8,446
48086-03	27	1	Residential Unit	7,403
48086-03	28	1	Residential Unit	9,304
48086-03	29	1	Residential Unit	8,895
48086-03	30	1	Residential Unit	9,689
48086-03	31	1	Residential Unit	9,576
48086-03	32	1	Residential Unit	9,350
48086-03	33	1	Residential Unit	8,534
48086-03	34	1	Residential Unit	7,988
48086-03	35	1	Residential Unit	7,791
48086-03	36	1	Residential Unit	7,805
48086-03	37	1	Residential Unit	7,887
48086-03	38	1	Residential Unit	10,496
48086-03	39	1	Residential Unit	9,783
48086-03	40	1	Residential Unit	8,407
48086-03	41	1	Residential Unit	8,768
48086-03	42	1	Residential Unit	9,122
48086-03	43	1	Residential Unit	9,609
48086-03	44	1	Residential Unit	10,182
48086-03	45	1	Residential Unit	10,626
48086-03	46	1	Residential Unit	11,171

DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

Tract No.	Lot No.	Benefit Units	Usage	Area [SF]
48086-03	47	1	Residential Unit	10,641
48086-03	48	1	Residential Unit	10,367
48086-03	49	1	Residential Unit	9,533
48086-03	50	1	Residential Unit	10,167
48086-03	51	1	Residential Unit	13,590
48086-03	52	1	Residential Unit	6,695
48086-03	53	1	Residential Unit	7,972
48086-03	54	1	Residential Unit	9,363
48086-03	55	1	Residential Unit	10,343
48086-03	56	1	Residential Unit	11,205
48086-03	57	1	Residential Unit	11,517
48086-03	58	1	Residential Unit	11,213
48086-03	59	1	Residential Unit	10,075
48086-03	60	1	Residential Unit	9,171
48086-03	61	1	Residential Unit	8,214
48086-03	62	1	Residential Unit	15,591
48086-03	63	1	Residential Unit	11,450
48086-03	64	1	Residential Unit	10,854
48086-03	65	1	Residential Unit	9,988
48086-03	66	1	Residential Unit	11,373
48086-03	67	1	Residential Unit	8,613
48086-03	68	1	Residential Unit	7,743
48086-03	69	1	Residential Unit	7,728
48086-03	70	1	Residential Unit	10,043
48086-03	71	1	Residential Unit	7,703
48086-03	72	1	Residential Unit	6,734
48086-03	73	1	Residential Unit	7,104
48086-03	74	1	Residential Unit	8,054
48086-03	75	1	Residential Unit	8,451
48086-03	76	1	Residential Unit	8,983
48086-03	77	1	Residential Unit	9,362
48086-03	78	1	Residential Unit	9,189
48086-03	79	1	Residential Unit	8,798
48086-03	80	1	Residential Unit	7,614
48086-03	81	1	Residential Unit	8,468
48086-03	82	1	Residential Unit	9,625
48086-03	83	1	Residential Unit	13,707
48086-03	84	1	Residential Unit	9,408
48086-03	85	1	Residential Unit	7,821
48086-03	86	1	Residential Unit	7,721
48086-03	87	1	Residential Unit	8,485
48086-03	88	1	Residential Unit	12,640
48086-03	89	1	Residential Unit	8,354
48086-03	90	1	Residential Unit	8,530

DRAINAGE BENEFIT ASSESSMENT AREA NO. 34

Tract No.	Lot No.	Benefit Units	Usage	Area [SF]
48086-03	91	1	Residential Unit	7,039
48086-03	92	1	Residential Unit	7,652
48086-03	93	1	Residential Unit	26,102
48086-03	94	1	Residential Unit	12,461
48086-03	95	1	Residential Unit	8,524
48086-03	96	1	Residential Unit	60,632
48086-03	97	1	Residential Unit	14,871
48086-03	98	1	Residential Unit	14,737
48086-03	99	1	Residential Unit	14,033
48086-03	100	1	Residential Unit	13,747
48086-03	101	1	Residential Unit	15,139
48086-03	102	1	Residential Unit	22,423
48086-03	103	1	Residential Unit	29,631
48086-03	104	1	Residential Unit	29,947
48086-03	105	1	Residential Unit	31,879
48086-03	106	1	Residential Unit	16,313
48086-03	107	1	Residential Unit	13,759
48086-03	108	1	Residential Unit	26,231
48086-03	109	1	Residential Unit	24,771
48086-03	110	1	Residential Unit	24,596
48086-03	111	1	Residential Unit	15,014
48086-03	112	1	Residential Unit	14,620
48086-03	113	1	Residential Unit	12,827
48086-03	114	1	Residential Unit	10,926
48086-03	115	1	Residential Unit	12,612
48086-03	116	1	Residential Unit	14,506
48086-03	117	1	Residential Unit	6,675
48086-03	118	1	Residential Unit	7,241
48086-03	119	1	Residential Unit	7,826
48086-03	120	1	Residential Unit	10,548
48086-03	121	1	Residential Unit	39,816
48086-03	122	1	Residential Unit	11,624
48086-03	123	1	Residential Unit	10,179
48086-03	124	1	Residential Unit	8,779
48086-03	125	1	Residential Unit	7,958
48086-03	126	1	Residential Unit	7,312
48086-03	127	1	Residential Unit	7,615
48086-03	128	1	Residential Unit	7,637
48086-03	129	32.27	School	373,417
48086-03	Streets	38.86	Streets	449,608
Parcel 11-1[(1)]		1.37	Open Space	15,850
Parcel 11-2[(2)]		2.45	Open Space	28,343
Stonecrest Rd		1.56	Streets	18,050
Yellowstone Ln[(3)]		10.11	Streets	117,023
Yellowstone Ln[(4)]		3.55	Streets	41,035
		696.58		

(1) LA County APN 3211-021-900 Portion of Parcel 11, Book D2720, Page 466 O.R.

(2) LA County Per Relinquishment 286, Parcel 11, Instrument # 3526, Book 2720, Page 442, O.R.

(3) Roadway outside of Tract boundary and contributes to runoff treatment system.

(4) Roadway in City jurisdiction outsode of tract and contributes to runoff treatment system but not assessed with costs to be recovered outsode of DBBA.

COUNTY OF LOS ANGELES
BOARD OF SUPERVISORS
RESOLUTION ORDERING THE ANNEXATION OF TERRITORY INTO LOS ANGELES COUNTY LANDSCAPING AND LIGHTING ACT DISTRICT 4 AND THE LEVYING OF AN ASSESSMENT FOR THE ANNEXED TERRITORY FOR FISCAL YEAR 2019-20

WHEREAS, the Board of Supervisors of the County of Los Angeles (Board) on July 31, 2018, adopted a resolution of intention to annex territory into Los Angeles County Landscaping and Lighting Act (LLA) District 4, and to order the levying of assessments for the annexed territory commencing in Fiscal Year 2019-20; and

WHEREAS, the levying of an assessment is for the purpose of providing funds for the provision of landscape maintenance services in the annexed territory known as LLA District 4, Zone 82 (Spring Canyon) pursuant to provisions of the Landscaping and Lighting Act of 1972; and

WHEREAS, the Board has approved and filed the Engineer's Report for the annexation of Los Angeles County LLA District 4, Zone 82 (Spring Canyon) and imposition of an assessment to pay for landscape maintenance services, as required by law; and

WHEREAS, the Executive Officer of the Board of Supervisors did cause the notice of public hearing to be mailed to all property owners within the territory subject to the proposed annexation and levying of an assessment at least 45 days prior to the date set for the public hearing, along with a ballot on which to indicate their support of opposition to the assessment in accordance with Article XIIID of the California Constitution; and

WHEREAS, the Executive Officer of the Board of Supervisors did cause the notice of public hearing to be published in a newspaper of general circulation in accordance with Sections 22552 and 22553 of the California Streets and Highways Code; and

WHEREAS, at a public hearing on NOVEMBER 27, 2018, said Board has heard all testimony and evidence with regard to the annexation and levying of an assessment and the Executive Office of the Board of Supervisors has tabulated all returned assessment ballots concerning the proposed assessment for said zone and the Board has made a determination that the majority of ballots returned in favor of the levy exceeds those submitted in opposition and that no majority protest exists.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of the County of Los Angeles:

Section 1. That this Board hereby finds that the public interest and convenience require the maintenance of the proposed landscaping and appurtenant improvements located within the boundary of LLA District 4, Zone 82 (Spring Canyon).

Section 2. That this Board hereby determines that the levying of assessments for LLA District 4, Zone 82 (Spring Canyon) is required to provide the total funding needed to finance the installation and/or maintenance of the landscaping and appurtenant improvements.

Section 3. That this Board hereby orders the annexation of additional territory into LLA District 4, Zone 82 (Spring Canyon) pursuant to provisions of the Landscaping and Lighting Act of 1972; and hereby orders the maintenance and operation work to be done as set forth and described in said Engineer's Report.

Section 4. That this Board hereby determines that the territory identified in the assessment diagram of the Engineer's Report will be benefited by annexation to the LLA District 4, Zone 82 (Spring Canyon) and hereby orders that the boundaries of said District be altered to include such benefited territory.

Section 5. That the Landscaping and Lighting Act District diagram and assessment as set forth in said Engineer's Report, or as modified, are hereby approved, confirmed, and adopted by the Board.

Section 6. That the adoption of this resolution constitutes the levy of an assessment for the fiscal year commencing on July 1, 2019, and ending on June 30, 2020.

Section 7. That the amount to be assessed for the expenses of installation, maintenance, operation, and services as described in said Engineer's Report and resolution shall be levied and collected in the same manner and by the same officers as taxes for County purposes are levied and collected, and shall be disbursed and expended for maintenance, operation, and service of the said District, all as described in the Engineer's Report and resolution of intention.

Section 8. That the Executive Officer of the Board of Supervisors is hereby ordered and directed to file a certified copy of the landscape maintenance diagrams and assessments, together with a certified copy of this resolution upon its adoption, with the Auditor-Controller.

The foregoing resolution was adopted on the 27TH day of NOVEMBER 2018, by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.

CELIA ZAVALA
Executive Officer of the
Board of Supervisors of the
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By _____
Deputy

COUNTY OF LOS ANGELES

ENGINEER'S REPORT

LANDSCAPING AND LIGHTING ACT DISTRICT NO. 4 (LLAD NO. 4)

Annexation of Territory as Zone No. 82 (Spring Canyon) Establishment of New Assessments

Fiscal Year 2018/2019

Intent Meeting: August 7, 2018

Public Hearing: September 25, 2018
COUNTY OF LOS ANGELES
500 W. TEMPLE STREET
LOS ANGELES, CA 90012

JULY 2018

PREPARED BY

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ENGINEER'S REPORT AFFIDAVIT

COUNTY OF LOS ANGELES
LANDSCAPING AND LIGHTING ACT DISTRICT NO. 4
ANNEXATION OF TERRITORY AS
ZONE NO. 82
FISCAL YEAR 2018/2019

ENGINEER'S REPORT
CERTIFICATES

This Report and the enclosed budgets, diagrams and descriptions outline the proposed improvements and assessments related to the annexation of territory to the County of Los Angeles Landscaping and Lighting Act District No. 4, and the establishment of said territory and the parcels therein as Zone No. 82 (Spring Canyon) commencing in fiscal year 2018/2019, as the same existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Los Angeles County Assessor's maps for a detailed description of the lines and dimensions of parcels within the proposed Zone No. 82. The undersigned respectfully submits the enclosed Report as directed by the County Board of Supervisors of the County of Los Angeles.

Dated this 16th day of July, 2018.

Willdan Financial Services
Assessment Engineer
On Behalf of the County of Los Angeles Department of Public Works

Jim McGuire,
Principal Consultant, Project Manager
District Administration and Financial Consulting Services

By: _____

Dave Hunt
R. C. E. # 30514

REGISTERED PROFESSIONAL ENGINEER
DAVID L HUNT
NO
30514
Exp 3/21/20
CIVIL ENGINEER
STATE OF CALIFORNIA

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Introduction

Pursuant to the provisions of the Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500 (hereafter referred to as the "1972 Act"), and in compliance with the substantive and procedural requirements of Article XIIID of the California State Constitution (hereafter referred to as the "California Constitution"), the Board of Supervisors of the County of Los Angeles (hereafter referred to as "County"), on behalf of the Los Angeles County Department of Public Works, Special Districts, proposes to annex territory to the existing County of Los Angeles assessment district designated as:

Landscaping and Lighting District No. 4

(hereafter referred to as the "District" or "LLAD No.4"), that was formed on July 22, 1997 to annually levy and collect special benefit assessments for the ongoing maintenance and operation of local landscape improvements within specified unincorporated areas of the County that provide special benefits to the properties therein, and in accordance with Section 22574 of the 1972 Act, establishes said annexation territory as a separate zone within the District to be designated as:

Zone No. 82 (Spring Canyon)

(hereafter referred to as the "Zone No. 82"), and to levy annual assessments for Zone No. 82 commencing in fiscal Year 2018/2019. Upon the successful establishment of Zone No. 82, the County, through the Department of Public Works will ultimately take responsibility for the maintenance and servicing of specific local landscape improvements within dedicated public areas, easements, or rights-of-way that will provide special benefits to nearby properties, namely the maintenance, operation and administration of the local open space improvements and related landscape improvement and services within the boundaries of the zone that may be assessed to those properties that receive special benefits from the maintenance and servicing of such improvements as more fully described in "Part I-Plans and Specifications" of this Report.

This Engineer's Report (the "Report") has been prepared pursuant to Chapter 1, Article 4 and Chapter 3 of the 1972 Act, has been filed with the Clerk of the Board of Supervisors and presented to the County Board of Supervisors for its consideration and approval regarding the territory to be annexed as Zone No. 82 to LLAD No. 4, the improvements and the assessments to be levied on properties therein in connection with the special benefits the properties receive from the maintenance and servicing of the District improvements therein commencing in fiscal year 2018/2019.

The exterior boundaries of Zone No. 82, LLAD No. 4 (territory to be annexed) as shown on the Assessment Diagram (Boundary Map) contained in "Part IV-Assessment Diagram" of this Report, are coterminous with the combined boundaries of Tract Nos. 48086, 48086-01, 48086-02, and 48086-03 known and referred to as the Spring Canyon.

After the presentation of this Report to the County Board of Supervisors for its review and approval (as presented or modified and approved), the Board of Supervisors shall adopt a resolution of intention, which declares its intent to annex the territory specified in this Report to LLAD No. 4 as Zone No. 82 and to ballot the property owners of record therein for the proposed levy and collection of assessments as specified in the Report.

The annual assessments proposed to be levied on properties within Zone No. 82 of LLAD No. 4. as described herein will provide a funding source for the continued operation and maintenance of the open space area and associate amenities and facilities (improvements) within and adjacent

to the Spring Canyon development. These improvements, and the need to provide for the ongoing maintenance and operation of those improvements, are a direct result of the development of the properties within the Spring Canyon and are considered an integral part of that development, and as such, these improvements provide direct advantages (i.e., special benefits) to parcels in Spring Canyon (Zone No. 82) that directly affect the assessed parcels in a way that is particular and distinct from their effect on other parcels and that real property in general and the public at large do not share. The net annual special benefit cost to provide the improvements and related services are therefore allocated to the benefiting properties within the Zone using a weighted method of apportionment described in Part II - Method of Apportionment" of this Report, which calculates the proportional special benefits and assessment for each parcel as compared to other properties that benefit from the improvements and services.

If any section, subsection, sentence, clause, phrase, or portion of this Engineer's Report is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of the Engineer's Report and each section, subsection, subdivision, sentence, clause, phrase, portion, zone, or subzone thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, portions, zones, or subzones might subsequently be declared invalid or unconstitutional.

Ballot Proceedings

As part of these proceedings, pursuant to the provisions of Article XIIID, Section 4 of the California Constitution, and in accordance with the provisions of Government Code, Section 53753, the County shall conduct a property owner protest ballot proceeding (referred to as "Ballot Proceeding") for the proposed levy of new or increased assessments as described in this Report. In conjunction with this Ballot Proceeding, the County Board of Supervisors will conduct a noticed public hearing to consider public testimonies, comments and written protests regarding the new assessments and upon conclusion of that hearing, property owner protest ballots received will be opened and tabulated to determine whether majority protest exists.

As specified by Article XIIID Section 4e "A majority protest exists if, upon the conclusion of the hearing, ballots submitted in opposition to the assessment exceed the ballots submitted in favor of the assessment. In tabulating the ballots, the ballots shall be weighted according to the proportional financial obligation of the affected property."

After completion of the ballot tabulation, the Board of Supervisors will confirm the results of the balloting and based on the results of that tabulation:

- If majority protest exists for the new assessments, further proceedings to establish LLAD No. 4, Zone No. 82 and the proposed levy of the assessments related thereto shall be abandoned.
- If tabulation of the ballots indicate that majority protest does not exist for the proposed new assessments and assessment range formula presented and described herein, the County Board of Supervisors may approve this Report (as submitted or amended), approve the assessment diagram, and confirm the new assessments. In such case, the District assessments as approved and ordered may be submitted to the County Auditor/Controller for inclusion on the property tax roll for each assessed parcel commencing in fiscal year 2018/2019. Each subsequent fiscal year, as part of the Engineer's Annual Report prepared and presented to the County Board of Supervisors for LLAD No. 4, said report shall include any changes to Zone No. 82 or improvements, the proposed budget and assessments for that

fiscal year, and the County Board of Supervisors shall hold a noticed public hearing regarding these matters prior to approving and adopting the annual levy of assessments.

For the purposes of this Report, the word "parcel", refers to an individual property assigned its own Assessor's Parcel Number (APN) by the Los Angeles County Assessor's Office. The Los Angeles County Auditor/Controller uses Assessor's Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the special benefit assessments. The assessments described herein, if authorized by these proceedings, may be placed on the 2018/2019 County tax roll, and collected with the regular County property taxes.

Report Content

This report has been prepared in connection with the establishment of LLAD District No. 4, Zone No. 82 (Spring Canyon) and the annual assessments related thereto commencing in fiscal year 2018/2019 as required by the provisions of Article 4, Chapter 1 the 1972 Act, Article XIIID of the California Constitution and pursuant to a resolution of the County Board of Supervisors and consists of five (5) parts:

Part I - Plans and Specifications

This section provides an overall description of Zone No. 82 (Spring Canyon) and the improvements for which parcels within the Zone are to be are assessed. The improvement plans and specifications contained in this section of the Report describe the overall nature and extent of the improvements associated with Zone No. 82 for which the parcel therein will be assessed. More detailed information regarding the specific improvement plans and development specifications associated with the Zone are on file in the Los Angeles County Department of Public Works and by reference are made part of this Report.

Part II - Method of Apportionment

This section includes a discussion of the general and special benefits associated with the improvements to be provided within Zone No. 82 (Benefit Analysis), which includes a discussion of the proportional costs of the special benefits and a separation of costs considered to be of general benefit (and therefore not assessed). This section of the Report also outlines the method of calculating each property's proportional special benefits necessary to calculate the property's annual assessment. This method of apportionment is consistent with the previously adopted method of apportionment for other Zones within LLAD No. 4

Part III - Estimate of Costs

An estimate of the annual costs to operate, maintain, and service the improvements and appurtenant facilities within the Zone. The budget for Zone No. 82 incorporates an estimate of the maintenance costs and incidental expenses including, but not limited to: labor, materials, utilities, equipment, and administration expenses as well as the collection of other appropriate funding authorized by the 1972 Act and deemed necessary to fully support the improvements and establishes the assessment rate used to calculate each parcel's proportional assessment amount.

Part IV - Assessment Diagram

Contains a diagram showing the proposed boundaries of Zone No. 82 for fiscal year 2018/2019 which incorporates all lots and parcels of land determined to receive special benefits from the improvements. Parcel identification, the lines and dimensions of each lot, parcel and subdivision of land within LLAD No. 4, Zone No. 82 that will receive special benefits from the improvements to be provided and maintained are inclusive of all parcels listed in "Part V - Assessment Roll" of this Report and the corresponding Los Angeles County Assessor's Parcel Maps for said parcels as they existed at the time this Report was prepared and shall include all subsequent subdivisions, lot-line adjustments or parcel changes therein. Reference is hereby made to the Los Angeles County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within LLAD No. 4, Zone No. 82.

Part V - Assessment Roll

The Assessment Roll contains a listing of the Assessor Parcel Numbers of the properties included within Zone No. 82 as part of LLAD No. 4 and each parcel's proposed "Maximum Assessment" amount being balloted and the proposed assessments to be levied and collected for fiscal year 2018/2019 ("Assessment FY 2018/2019"). The Maximum Assessment amount identified for each parcel incorporates an annual inflationary adjustment that will be applied each subsequent fiscal year, establishing the authorized maximum assessment rate for that fiscal year and potential maximum assessment for each parcel.

Part I - Plans and Specifications

Description of the District

The boundaries for Zone No. 82 as part of LLAD No. 4 and a brief description of the improvements are provided in this section of the Report. The allocation of special benefits and general benefit from the improvements are summarized in "Part II - Method of Apportionment" of this Report

The territory to be annexed to Landscaping and Lighting Act District No. 4 ("LLAD No. 4") as Zone No. 82 shall include, but is not limited to the lots and parcels of land within Tract Nos. 48086, 48086-01, 48086-02, and 48086-03 known and referred to as the Spring Canyon development, which is comprised of approximately five hundred fifty acres (550.734 acres) located in the unincorporated area of Los Angeles County just north and northwest of Valley Canyon Road and the Antelope Valley Freeway (RTE 14), and generally east of Shadow Pines Boulevard and the City of Santa Clarita and west of Agua Dulce Canyon Road. At the time this Report was prepared, the Spring Canyon development and Zone No. 82 is comprised of seven parcels identified on the Los Angeles County Assessor's Parcel Map (APN map) as Book 3211, Page 21; parcels 043, 044, 045, 050, 051, 053, and 054. When fully developed, the Spring Canyon development and Zone No. 82 is anticipated to incorporate four hundred ninety-two (492) Single Family Residential homes; a fire station and sheriff station facility (approximately 2.7 acres); an elementary school site (approximately 8.6 acres), approximately 277 acres of maintained open space (the improvement area being maintained as part of the Zone); and over twenty acres of parks, basins and other landscaped areas which will be funded and maintained through the development's homeowners association or other revenue source.

Description of District Improvements and Services

The purpose of LLAD No. 4 is to provide funding for the continued maintenance, operation and servicing of landscaping improvements and related amenities, which may include landscape improvements and facilities within street rights-of-way, slopes, parks, open spaces, or other public areas and/or easements that are in proximity to and provide special benefits to the properties and developments within LLAD No. 4. For Zone No. 82, the properties that receive special benefits will be assessed annually for the maintenance, operation, and servicing of the 277 acres of open space area and related amenities that are part of the approximately five hundred fifty-acre Spring Canyon development. The specific plans, specifications and requirements for the maintenance and operation of the Zone No. 82 open space areas are incorporated in the various tract/subdivision maps; development agreements; deed restrictions (conservation easement or restrictive covenant documents) associated with the Spring Canyon development project. These plans and specifications are voluminous and are not bound in this Report, but are on file with the Los Angeles County Department of Public Works and by this reference are incorporated and made a part of this Report.

The open space conservation area consists of approximately 277 acres of natural and landscaped preserved land located within the larger 550-acre Spring Canyon Project (Project) site, located in the unincorporated area of Los Angeles County just north and northwest of Valley Canyon Road and the Antelope Valley Freeway (RTE 14), and generally east of Shadow Pines Boulevard and the City of Santa Clarita and west of Agua Dulce Canyon Road. The open space lands include onsite wildlife corridors, native tree/shrub relocation areas, slender mariposa lily preservation and relocation areas, and compensatory mitigation areas.

Initial Open Space Mitigation Activities

Generally, the improvement plans and specifications require the developer to perform certain, mitigation activities as part of the development of the Spring Canyon project. These mitigation activities will be completed as part of the development of properties within Zone No. 82 and are not part of the improvements or activities funded by the Zone assessments. These activities may include, but are not limited to:

- **Native Tree/Shrub Salvage & Relocation.**
  - Salvage and relocation of shrubs/trees;
  - Planting of drought-tolerant container plants on the perimeter of the existing man-made pond in Tapie Canyon;
  - Abatement of perennial weeds within the open space portions of Spring and Tapie Canyons; and
  - Removal of trash and debris within the open space portions of Spring and Tapie Canyons
- **Re-Establishment of slender mariposa lily within select open space areas.**
- **Enhancement and establishment/restoration of RAFFS habitat.**
  - On-site preservation of 2.96 acres of Corps jurisdiction and 5.34 acres of the CDFW jurisdiction onsite.
  - On-site establishment/restoration of 5.39 acres of RAFSS within Spring Canyon.
  - On-site enhancement of 5.34 acres of RAFSS/mulefat scrub within Spring Canyon through the removal of non-native vegetation.
  - Replacement of holly-leaf cherry at a 5:1 mitigation to impact ratio.
  - Restoration of up to 1.01 acre of temporary impact areas by recontouring and seeding with RAFSS/mulefat scrub species.

Open Space & Wildlife Corridor Management.

Generally, the improvement plans, specifications, mitigation activities, maintenance and other service activities that will be performed on an ongoing basis and provide special benefits to properties within Zone No. 82 (funded in whole or in part by special benefit assessments) may include, but are not limited to:

- **Enforcement Monitoring:**
  - Compliance/General Maintenance Monitoring - Bi-annual inspections to review the overall condition of the open space area.
  - Resource Monitoring - Annual inspections by a qualified biologist to assess the condition of native and non-native plant species coverage, wildlife species utilization, overall site performance, erosion and sedimentation, hydrology and water quality, general topographic conditions, and the identification of remedial measures necessary to maintain site compliance.

- **General Maintenance:**
  - Signage - Signage installation and repair associated with trespassing, vandalism, and typical wear and tear.
  - Trash Removal (Minor) - Annual trash removal and offsite disposal. Trash removal activities are expected to be concentrated within the preserved reaches of Spring and Tapie Canyons and areas adjacent to the development.
  - Trash Removal (Large Items) - Removal of large trash such as illegally dumped appliances, furniture, and other large material. Large trash removal will occur as necessary between September and February to avoid nesting bird season.
- **Habitat Maintenance:**
  - Exotic Plant Control - Performing annual invasive weed species evaluation and control as necessary to ensure the continued function of the site. This task is expected to be concentrated within the open space portions of Spring and Tapie Canyons but will cover additional open space areas, as determined by the County.
  - Adaptive Restoration/Management Plan - An adaptive restoration plan for RAFFS, mariposa lily, native scrub/trees, and upland buffers on site at the discretion of the County, or whenever fire, major flooding, drought, or other disturbance results in significant change or damage (i.e., approximately 10-percent or more loss of the mitigation area vegetation). The adaptive management/restoration plan will provide corrective actions where resources are threatened, and may include but is not limited to, vector control methods, habitat restoration, additional patrolling of lands, and additional remedial actions and materials to further protect habitat areas from unanticipated adverse direct impacts.
- **Trail Maintenance:**
  - Trail Maintenance - Trail maintenance and repair associated with erosion, vandalism, and typical wear and tear. Damaged trails shall be repaired as necessary.

- **Reporting:**
  - Annual Progress Report - Prepared by a qualified biologist to document the condition of the open space, native and non-native plant species coverage, wildlife species utilization, overall site performance, completion of general maintenance activities described above, corrective actions (if any), and prohibited activities (if any). This information will be provided in an annual progress report that will be submitted the agency.
  - Detailed Maintenance Report – In addition to the Annual Progress Report a Detailed Maintenance Report will be prepared and presented to the responsible agency every five years. This report will include a description of the general maintenance activities that have occurred on site, as well as a listing of any remedial actions that were taken. The maintenance report may include site photographs depicting existing site conditions.

In addition to the maintenance, operation and servicing activities listed above, the estimated annual costs for the Zone will include administrative expenses, reserve funding, and may include funds t collected in installments for capital costs, and periodic or long-term repairs and rehabilitation of the improvements as authorized by the 1972 Act.

Part II - Method of Apportionment

Legislative Authority and Provisions

1972 Act

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, including the acquisition, construction, installation and servicing of landscaping and lighting improvements and related facilities. The 1972 Act requires that the cost of these improvements be levied according to benefit rather than assessed value:

Section 22573 defines the net amount to be assessed as follows:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

Section 22574 provides for zones as follows:

"The diagram and assessment may classify various areas within an assessment district into different zones where, by reason of variations in the nature, location, and extent of the improvements, the various areas will receive differing degrees of benefit from the improvements. A zone shall consist of all territory which will receive substantially the same degree of benefit from the improvements."

The formulas used for calculating assessments and the designation of Zones as established herein reflect the composition of parcels within the District and the improvements and activities to be provided, and have been designed to fairly apportion the cost of providing those improvements based on a determination of the proportional special benefits to each parcel, consistent with the requirements of the 1972 Act and the provisions of Article XIII D of the California Constitution.

California Constitution

The costs to operate and maintain the District improvements are identified and allocated to properties within each Zone of LLAD No. 4 based on the special benefits conferred. The improvements provided and for which properties within Zone No. 82 are to be assessed are identified as local improvements and related amenities that were installed in connection with the development of the properties and/or would otherwise be required for the development of properties within the Zone and consistent with the provisions of the 1972 Act. The assessments and method of apportionment described herein are based on the premise that these improvements would otherwise not have been installed and maintained by the County. The improvements were installed as part of the development or planned development of the parcels within Zone No. 82 and the level of maintenance required for the improvements is greater than what the County would otherwise install, maintain, and fund elsewhere in the County.

Article XIII D Section 2(d) defines District as follows:

"District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service";

Article XIII D Section 2(i) defines Special Benefit as follows:

"Special benefit" means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute "special benefit."

Article XIII D Section 4(a) defines proportional special benefit assessments as follows:

"An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."

Benefit Analysis

The improvements provided within LLAD No. 4 and specifically Zone No. 82, for which properties will be assessed have been identified as necessary, desired and/or required for the orderly development of the properties within Zone No. 82 to their full potential, consistent with the development plans.

Special Benefits

The ongoing maintenance of landscaped areas within Zone No. 82 will provide aesthetic benefits to the properties within the Zone and are intended to provide a more pleasant environment to walk, drive, live, and work. The primary function of these improvements and related amenities is to serve as an aesthetically pleasing enhancement and open space area for the benefit of the immediate surrounding properties and development for which the improvements were constructed and installed, and/or were facilitated by the development or potential development of properties within the Zone. These improvements are an integral part of the physical environment associated with the parcels in Zone No. 82 and while these improvements may in part be visible to properties outside the Zone and/or occasionally accessed by the general public, if these improvements are not properly maintained, it is the parcels within the Zone that would be aesthetically burdened and/or impacted directly by potential environmental issues such as dust, debris, pests, water runoff, erosion, and fire hazards. Additionally, these improvements provide visually pleasing open space areas and green spaces that serve as an extension of the physical attributes of the parcels assessed, such as their front or rear yards and provides a greater opportunity for recreational activities. Thus, the maintenance of these improvements provides advantages to the assessed properties that affect the assessed parcels in a way that is particular and distinct from their effect on other parcels and that real property in general and the public at large do not share.

Collectively these improvements, related amenities, and services which will be funded by the special benefit assessments, enhance the overall use, presentation, enjoyment, recreational access, and marketability of the properties, and ensure the long-term cost-efficiency of services that are obtained through the County provided maintenance (economy of scale).

General Benefit

In reviewing the location and extent of the specific landscaped areas and improvements to be funded by Zone No. 82 assessments and the proximity and relationship to properties to be assessed, it is evident these improvements have been installed as part of the development of properties within the Zone or are improvements that would otherwise be shared by and/or required for development of those properties. Although the improvements are largely located on the perimeter of the Spring Canyon development and may be visible and/or accessible to the general public, it is evident that the ongoing maintenance of these improvements are only necessary for the appearance and advantage of the properties within the Zone that facilitated the need for an extensive open space conservation area management program. It is also evident that these improvements were not required nor necessarily desired by any properties or developments outside the Zone boundaries. In fact, the properties north, east, and south of the Spring Canyon development and the open space area to be maintained, are primarily identified as undeveloped properties or open space, and only the area west of the Spring Canyon development has been developed. However, the residential development area west of the Spring Canyon development is in the City of Santa Clarita and this development area has an extensive amount of landscape improvements which are funded by a similar landscaping and lighting district assessments which are administered by the City.

In the absence of a special funding Zone, these types of improvements would not have been installed by the County and the County's maintenance of these improvements would for the most part, be limited to weed abatement (fuel modification areas), rodent control, and erosion control services only. This basic or baseline level of service would typically provide for periodic servicing of the open space areas on an as-needed basis. This baseline level of service, would only provide a level of service that was necessary to ensure public safety, essential property protection and potential property damage. However, this baseline level of service results in a far less visually pleasing environment than is created with the enhanced levels of services associated with the regular landscape maintenance that can be provided through the District assessments.

In addition to this baseline level of service, it is recognized that there are indirect or incidental benefits to properties within the Zone as well as the general public that are associated with regular landscape maintenance services, including minimization of dust and debris, and decreased potential water runoff from the open space areas.

Although both the baseline level of service and the incidental benefits noted above might best be characterized as indirect consequences of the special benefits of the open space maintenance program to be provided to the assessed parcels, for purposes of calculating proportional benefits, we assume these types of benefits to be general benefits. However, it is also recognized that with the regular maintenance of the improvements, the effort and cost to monitor and address these more indirect issues are reduced to isolated areas and/or less frequent servicing, and these activities generally represent less than two percent (2%) of the overall maintenance costs. Therefore, conservatively, we estimate that the costs associated with these indirect and incidental benefits (General Benefit) do not exceed five percent (5%) of the combined annual expenses for General Maintenance, Habitat Maintenance, and Public Services identified in the annual maintenance budget contained in Part III – Estimate of Costs" of this Report.

Reason for the Assessment

The assessments proposed to be annually levied and collected on parcels within LLAD No. 4, Zone No. 82 are established to defray the costs of the maintenance, operation and servicing of improvements, as previously identified in "Part I - Plans and Specifications" of this Report.

These identified improvements, services and activities and the associated costs to provide such improvements identified in "Part III – Estimate of Costs" of this Report, have been carefully reviewed and proportionally allocated to the parcels that receive special benefits from those improvements and services and are inclusive of all parcels that receive special benefits which are identified in "Part V – Assessment Roll" of this Report pursuant to the provisions of the California Constitution and 1972 Act. The formulas used for calculating special benefits within the Zone as outlined by this Report, have been established to reflect the composition of the parcels and the improvements and services to be provided and to fairly apportion the cost of those improvements based on the special benefits to each parcel. The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the improvements to be funded by the assessments, and the assessment obligation for each parcel reflects that parcel's proportional special benefits as compared to other properties that receive special benefits from the improvements. Furthermore, such assessments shall be used solely for the maintenance operation and servicing of the Zone improvements as authorized pursuant to the 1972 Act and in accordance with the California Constitution, the proportionate special benefits to each parcel shall be determined in relationship to the entirety of the public improvement or the maintenance and operation expenses being provided and for which the property receives special benefits.

Method of Assessment

The method of apportionment (method of assessment) developed for this Zone is based on the premise that each of the property to be assessed receives a direct and special benefit from the open space improvements and conservation management program established for those improvements to be financed by the Zone assessments.

To assess benefits equitably it is necessary to calculate each property's relative share of the special benefits conferred by the funded improvements and services. The method of apportionment for this Zone calculates the receipt of special benefits from the respective improvements based on the actual or proposed land use of the parcels within the Zone. The special benefits received by each lot or parcel is equated to the overall land use of parcels within the Zone based on the parcel's actual land use or proposed development. The net special benefit costs associated with the various improvements are proportionately distributed among the only the benefiting parcels based upon a calculation of the proportional weighted benefit received by each parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels as well as the use and relative characteristics of each property as compared to other parcels that benefit from those specific improvements.

Equivalent Benefit Units

As previously noted in the "Part 1 – Plans and Specifications" section of this Report, at build-out, it is anticipated that Zone No. 82 of LLAD No.4 will incorporate four hundred ninety-two (492) Single Family Residential homes; a fire station and sheriff station facility (approximately 2.7 acres); an elementary school site (approximately 8.6 acres), approximately 277 acres of maintained open space (the improvement area being maintained as part of the Zone); and over twenty acres of parks, basins and other landscaped areas which will be funded and maintained through the development's homeowners association or other revenue source.

To allocate special benefits fairly between the parcels, an Equivalent Benefit Unit (EBU) methodology is utilized for this Zone. The Equivalent Benefit Unit (EBU) method of assessment apportionment establishes a basic unit (base value) of benefit and then calculates the benefit derived by each assessed parcel as a multiple (or a fraction) of the basic unit. Based on an evaluation of the overall property development proposed within Zone No. 82 at build-out (over 95 % of the development acreage will be single family residential), for purposes of this Report, an EBU is the quantum of benefit derived from the funded improvements and services by a single family residential parcel or unit. Thus, the "benchmark" property (the single family residential parcel/unit) derives one (1.0) EBU of benefit. All other land uses are proportionately weighted (assigned an EBU) based on an assessment formula that equates the property's specific development and property characteristics to that of the benchmark property (single-family residential). This proportional weighting may be based on several factors that may include, but are not limited to: the type and status of development (land use), size of the property, development plans or restrictions, typical development densities, or other property related factors. Generally, for most assessment districts the calculation of each parcel's proportional special benefits can be reasonably determined by applying one or more of these factors. For Zone No. 82, it has been determined that the key property related factors to be considered in the determination of the proportional special benefits for each parcel is limited to: the property's current or approved land use (development type); the property's development status (developed versus undeveloped); and the property's size (acreage or units).

The following outlines the land use classifications that are associated with or may be associated with the parcels in Zone No. 82 and the proportional Equivalent Benefit Units established for those land use classifications.

Land Use Classifications

Single-Family Residential -- This land use classification is defined as a fully subdivided residential home site with or without a structure. This land use may include, but is not limited to subdivided residential tract lots, condominiums, or other individual residential units or subdivided lots assigned an Assessor's Parcel Number. As previously noted, the single family residential parcel has been selected as the basic value for calculation of assessments and each is assigned 1.00 Equivalent Benefit Unit.

Multi-Family Residential -- This land use classification is defined as properties that are primarily used for residential purposes, but contain more than a single residential unit on the parcel (parcels with more than one dwelling) including apartments, duplexes, or other multi-unit structures. Due in part to the development and population densities associated with these types of dwelling units (reduced unit size compared to the typical density and size of single-family properties), studies have consistently shown that the average apartment unit impacts infrastructure approximately 75% as much as a single-family residence. (Sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition, 1991; Metcalf and Eddy, Wastewater Engineering Treatment, Disposal, Reuse, Third Edition, 1991). Therefore, it is reasonable to conclude that the proportional special benefit these properties receive from the public improvements funded by the District assessments has a similar proportionality and these parcels shall be assigned a weighted proportional special benefit of 0.75 EBU per unit. Note, at the time this report was prepared, it is not anticipated that any of the properties within Zone No. 82 will be developed as Multi-Family Residential, but this land use classification and proportional EBU assignment is established herein if development plans for the Zone changes and/or such properties are annexed to the Zone in the future.

Non-Residential Developed -- This land use is defined as a parcel and/or development (group of parcels) that has been developed primarily with a non-residential use including, but not limited to (both publicly owned and privately owned) properties that are considered to be commercial retail or commercial services, office or professional services, hotel or motel, manufacturing, warehousing, parking lots, and/or institutional facilities including hospitals or other medical facilities, private schools or education centers, churches or other non-profit organizations. Based on the planned residential development within this District, it has been determined that these planned single-family residential developments will yield approximately two dwelling units per acre of land. The actual residential development density is anticipated to be 2.01 units per acre. Therefore, since the single family residential parcel (the base value for calculation of assessments) is assigned 1.00 Equivalent Benefit Unit, it is reasonable and appropriate to assign the Non-Residential Developed properties a weighted special benefit that reflects a similar and proportional development density. Therefore, the EBU assigned to each Non-Residential Developed property is established by multiplying the parcel's applied acreage by 2.0 EBU per acre (e.g. a Non-Residential Developed parcel of 2.722-acres would be assigned 5.44 EBU, 2.722 acres x 2.0 EBU/acre = 5.44 EBU).

Public School Property -- This classification includes the parcel currently identified specifically as the elementary school site within Tract 48089-03. On average for most public schools, approximately 1/4 (25%) of the total school site acreage is developed with structures. The remaining parcel acreage (approximately 75%) is generally playground area and/or sports fields (recreational area), which is similar to park or open space improvements. Recognizing the overall development of this parcel as compared to other properties in the Zone, it has been determined that the proportional special benefit EBU calculated for this parcel is accurately reflected by treating that portion of the parcel with structures (1/4 of the parcel's acreage) similar to the EBU calculated for Non-Residential Developed properties (25% of acreage x 2.0 EBU/acre), with the remaining 3/4 (75%) of the parcel's acreage being excluded (treated similar the Zone's open space improvements being maintained, although this area is not part of the improvements being maintained by the Zone). Therefore, the proposed 8.649-acre school site parcel shall be assigned 4.32 EBU for balloting purposes to establish the property's maximum assessment and proportional special benefit ([8.649 acres x 25% = 2.162 applied acre]; x 2.00 EBU/acre = 4.32 EBU).

Planned Residential Development -- This land use classification is defined as a parcel or group of parcels that may currently be identified as vacant undeveloped property, but is zoned or planned to be developed primarily for residential use (although the parcel may also incorporated other planned uses), and the number of residential units and/or other uses to be developed on the property has been determined or identified as part of a Tentative Development Plan, Tentative Tract Map or Specific Plan.

For balloting purposes to establish each property's maximum assessment and proportional special benefit, these parcels are assigned an EBU that reflects the total EBU's planned for that parcel at build-out (1.00 EBU per single-family residential lot and 0.75 EBU per multi-family residential unit, as applicable).

However, for calculation of the annual assessments each fiscal year, the Assessment Engineer shall apply to such parcels an EBU that best reflects that parcel's proportional special benefit from the improvements and services provided as compared to other properties in the Zone based on the anticipated development status of the property for the upcoming fiscal year. The Assessment Engineer may identify and treat the parcel as a Vacant Undeveloped Property (assigned 0.50 EBU per applied acre) or may temporarily identify the parcels as a Special Case Property (refer to this land use classification below) assigning the parcel any proportional EBU up to the maximum EBU for which the property was ballot.

It is anticipated that full development of the properties within Zone No. 82 may be spread out over two or more years and/or only portions of the improvements will be dedicated and accepted for maintenance. As such, some or all parcels initially identified in this Report as Planned Residential Development property may be assigned a weighted special benefit per acre applicable to Vacant Undeveloped Property until the property is developed or a substantial portion of the Zone improvements have been accepted for maintenance.

Planned Non-Residential -- This land use classification is defined as a parcel or group of parcels that may currently be identified as vacant undeveloped property, but is zoned or planned primarily for a non-residential use including, but not limited to (both publicly owned and privately owned) properties that are considered to be commercial retail or commercial services, office or professional services, hotel or motel, manufacturing, warehousing, parking lots, and/or institutional facilities including hospitals or other medical facilities, private schools or education centers, churches or other non-profit organizations based on a Tentative Development Plan, Tentative Tract Map or Specific Plan.

For balloting purposes to establish each property's maximum assessment and proportional special benefit, these parcels are assigned an EBU that reflects the parcel's anticipated EBU at build-out (2.00 EBU per applied acre).

However, for calculation of the annual assessments each fiscal year, the Assessment Engineer shall apply to such parcels an EBU that best reflects that parcel's proportional special benefit from the improvements and services provided as compared to other properties in the Zone based on the anticipated development status of the property for the upcoming fiscal year. The Assessment Engineer may identify and treat the parcel as a Vacant Undeveloped Property (assigned 0.50 EBU per applied acre) or may temporarily identify the parcels as a Special Case Property (refer to this land use classification below) assigning the parcel any proportional EBU up to the maximum EBU for which the property was ballot.

It is anticipated that full development of the properties within Zone No. 82 may be spread out over two or more years and/or only portions of the improvements will be dedicated and accepted for maintenance. As such, some or all parcels initially identified in this Report as a Planned Non-Residential property may be assigned a weighted special benefit per acre applicable to Vacant Undeveloped Property until the property is developed or a substantial portion of the Zone improvements have been accepted for maintenance.

Planned Mixed-Use -- This land use classification is defined as a parcel or group of parcels that may currently be identified as vacant undeveloped property, which when subdivided will include both residential and non-residential uses as described based on a Tentative Development Plan, Tentative Tract Map or Specific Plan.

For balloting purposes to establish each property's maximum assessment and proportional special benefit, these parcels are assigned an EBU that reflects the parcel's anticipated EBU at build-out (2.00 EBU per applied acre for the Public School Property and/or Planned Non-Residential properties, 1.00 EBU per single-family residential lot, and 0.75 EBU per multi-family residential unit, as applicable).

However, for calculation of the annual assessments each fiscal year, the Assessment Engineer shall apply to such parcels an EBU that best reflects that parcel's proportional special benefit from the improvements and services provided as compared to other properties in the Zone based on the anticipated development status of the property for the upcoming fiscal year. The Assessment Engineer may identify and treat the parcel as a Vacant Undeveloped Property (assigned 0.50 EBU per applied acre) or may temporarily identify the parcels as a Special Case Property (refer to this land use classification below) assigning the parcel any proportional EBU up to the maximum EBU for which the property was ballot.

It is anticipated that full development of the properties within Zone No. 82 may be spread out over two or more years and/or only portions of the improvements will be dedicated and accepted for maintenance. As such, some or all parcels initially identified in this Report as Planned Mixed-Use properties may be assigned a weighted special benefit per acre applicable to Vacant

Undeveloped Property until the property is developed or a substantial portion of the Zone improvements have been accepted for maintenance.

Vacant Undeveloped Property -- This land use classification includes undeveloped properties that are identified as a parcel or parcels with no development, or active development of the planned residential or non-residential uses associated with the property. While it is anticipated that all the open space improvements associated with this Zone will be accepted for maintenance at one time, it is also possible that various portions of the open space improvements may be accepted for maintenance in connection with the development of the various tracts and parcels within the Zone. If only portions of the improvements (open space areas) are accepted when the nearby tract is actively being developed, then those planned development areas that are not actively being developed may be identified as Vacant Undeveloped Property rather than as planned residential or non-residential properties as described above.

Therefore, it has been determined that parcels identified as Vacant Undeveloped Property shall be assigned a proportional EBU that is 25% of that assigned to developed properties, which is 0.50 EBU per applied acre (50% of the 2.0 EBU per acre assigned to Non-Residential Developed properties, e.g. a Vacant Undeveloped Property which is 7.00-acres would be assigned 3.50 EBU [7.0 acres x 0.50 = 3.50 EBU]).

Special Case Property -- In many landscaping and lighting districts (particularly districts that have a wide range of land uses, phased developments, and/or diversity in the location and type of improvements) there may be one or more parcels to be assessed that the standard land use classifications and proportionality identified above do not accurately identify the use and special benefits received from the improvements. Properties that are typically classified as a Special Case Property usually involve partial or mixed-use development of the property or development restrictions whether those restrictions are temporary or permanent and affect the properties proportional special benefit. Examples of such restrictions may include situations where only a portion of the parcel's total acreage is or can be developed. In such a case, the net acreage of the parcel that is utilized rather than the gross acreage of the parcel may be applied to calculate the parcel's proportional special benefit similar to how the Public School site property is treated above. Each such parcel shall be addressed on a case-by-case basis by the Assessment Engineer and the EBU assigned to such parcels shall be based on the specific issues related to that parcel and its proportional special benefit compared to other properties that receive special benefits from the improvements.

Exempt Properties -- Within most districts, there are lots or parcels of land that do not receive a special benefit from the improvements provided (exempt from assessment), which may include, but is not limited to public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, public rights-of-way, or utility rights-of-way; common areas, bifurcated lots; sliver parcels or any other parcel that has little or no assessed value and cannot be developed independently; parcels that are part of the improvements being maintained by the District or that the agency has determined that the parcel cannot be developed. These types of parcels are considered to receive no special benefits from the improvements and are therefore exempted from assessment and are assigned 0.00 EBU.

A summary of the applied Equivalent Benefit Units (EBUs) for the various land use classifications within the District is shown in the following table:

Land Use	EBU Calculation
Single-Family Residential	1.00 per parcel/lot
Multi-Family Residential	0.75 per unit or planned unit
Non-Residential Developed	2.00 per acre
Public School Property	2.00 per adjusted acre
Planned Residential Development	1.00 per planned lot/unit
Planned Non-Residential	2.00 per acre
Planned Mix-Use Residential Non-Residential	1.00 per unit or planned unit 2.00 per acre
Vacant Undeveloped Property	1.00 per acre
Special Case Property	Varied per acre or unit
Exempt	0.00 per acre

The specific land use, development status and size of each parcel shall be based on information obtained from the County Assessor's latest secured roll, maps or GIS data or from information otherwise known to the Los Angeles County Department of Public Works or the Assessment Engineer.

Equivalent Benefit Unit Summary

The following is a summary of the Equivalent Benefit Units applicable to the various land use classifications identified within Zone No. 82 at the time this Report was prepared. The Total Applied EBU shown below was used to establish the Maximum Assessment Rate identified in "Part III -Estimate of Costs":

Land Use	Total Parcels	Assessed Parcels	Applied Acreage	Applied Units	Applied EBU
Planned Residential Development	**4**	**4**	**-**	**267**	**267.00**
Planned Non-Residential	**1**	**1**	**2.722**	**-**	**5.44**
Planned Mix-Use	**1**	**1**	**2.162**	**225**	**229.32**
Exempt	**1**	**-**	**294.389**	**-**	**-**
Total	**7**	**6**	**299.273**	**492**	**501.76**

Part III –Estimate of Costs

Calculation of Assessments

An assessment amount per Equivalent Benefit Unit (Assessment per EBU) is calculated by:

Taking the "Total Annual Expenses" (Total budgeted costs) and subtracting the "General Benefit Expenses", to establish the "Total Special Benefit Expenses";

Total Annual Expenses– General Benefit Expenses = Total Special Benefit Expenses

To the resulting "Total Special Benefit Expenses", "Funding Adjustments" may be applied which may include, but is not limited to:

- "Reserve Fund Transfer/Deduction", represents an amount of available existing funds from the "Operational Reserve Fund Balances" being applied to pay a portion of the Special Benefit Expenses for the fiscal year.
- "Additional Funding Sources", represents an adjustment that represents available funding from other funding that may be available from sources other than the assessments.

These adjustments to the Special Benefit Expenses result in the net special benefit amount to be assessed "Balance to Levy";

Special Benefit Expenses - Funding Adjustments = Balance to Levy

The amount identified as the "Balance to Levy" is divided by the total number of EBUs of parcels that receive special benefits to establish the Assessment Rate ("Assessment Per EBU"). This Assessment Rate is then applied back to each parcel's individual EBU to calculate the parcel's proportionate special benefits and assessment amount for the improvements.

Balance to Levy / Total EBU = Assessment Per EBU (Assessment Rate)

Assessment Per EBU x Parcel EBU = Parcel Assessment Amount

Note: The maximum assessments outlined in this Report is intended to fully support the expenses identified as "Special Benefit Expenses". Consequently, there are no "Funding Adjustments" reflected in the budget establishing the maximum assessment rate, and therefore, the "Balance to Levy" is equal to the "Total Special Benefit Expenses".

Zone Budget and Assessments

The following budget for Zone No. 82 ("**Zone No. 82 Budget Establishing Maximum Assessment**") is based on an estimate of a full year's expenses and related funding necessary for the ongoing operation, maintenance and servicing of the Zone improvements identified in "Part I - Plans and Specifications" of this Report. This budget assumes the full build-out of the parcels in the Zone as identified in the development plans and tract maps for the Spring Canyon development. This budget establishes the Proposed Maximum Assessment per EBU (Maximum Assessment Rate) for fiscal year 2018/2019. This Maximum Assessment Rate shall be adjusted annually for inflation as defined in the "Assessment Range Formula" that is presented in this part of the Report after the budget.

It is anticipated that the improvements for this Zone will not be turned over to the County for maintenance and the first sale of homes will not occur for at least two to three years. Therefore, there are no proposed assessments to be levied and collected on the tax rolls for fiscal year 2018/2019. Refer to "Part V - Assessment Roll" for individual parcel Maximum Assessment amounts to be balloted to the property owners of record within the annexation territory (Zone No. 82).

Zone No. 82 Budget Establishing Maximum Assessment

BUDGET ITEMS	Total Budget	General Benefit	Special Benefit Zone No. 82
Conservation Easement Compliance Monitoring	$ 1,596	$ 80	$ 1,516
Resource Monitor General Surveys	1,764	88	1,676
Enforcement Monitoring	**$ 3,360**	**$ 168**	**$ 3,192**
Manual Trash Pick-up and Signage Maintenance	$ 11,440	$ 572	$ 10,868
Security/Park Ranger Patrol	9,570	479	9,091
Trash Removal (Large Items)	550	28	522
Signage Replacement	3,300	165	3,135
General Maintenance	**$ 24,860**	**$ 1,244**	**$ 23,616**
Habitat Maintenance	**13,728**	**686**	**13,042**
Trail Maintenance	**4,576**	**229**	**4,347**
Annual Maintenance Expenses (Sub-Total)	**$ 46,524**	**$ 2,327**	**$ 44,197**
Operational Expenses			
Reporting (Annual Progress Report & 5-Year Maintenance Report)	**$ 2,205**	**$ -**	**$ 2,205**
Improvement & Facility Rehabilitation/Repair Funding	**4,652**	**-**	**4,652**
Operational Expenses (Sub-Total)	**$ 6,857**	**$ -**	**$ 6,857**
Total Maintenance & Operations Expenses	**$ 53,381**	**$ 2,327**	**$ 51,054**
Operational Reserve Funding Collection	**$ 8,007**	**$ -**	**$ 8,007**
Professional District Administrative Services	$ 4,652	$ -	$ 4,652
County Administrative Overhead	8,007	-	8,007
County Collection Fees	750	-	750
Miscellaneous Administration Expenses	268	-	268
Administration Expenses	**$ 13,677**	**$ -**	**$ 13,677**
Incidental Funding Expenses (Sub-Total)	**$ 21,684**	**$ -**	**$ 21,684**
Total Annual Expenses	**75,065**	**2,327**	**72,738**
General Benefit Expenses (County Contribution)	**$ (2,327)**	**$ (2,327)**	**$ -**
TOTAL SPECIAL BENEFIT EXPENSES	**72,738**	**-**	**72,738**
Funding Adjustments / Contributions	**$ -**	**$ -**	**$ -**
BALANCE TO LEVY	**$ 72,738**	**$ -**	**$ 72,738**
District Statistics			
Total Parcels			**7**
Parcels Levied			**6**
Total Benefit Units			**501.76**
Calculated Assessment Rate per EBU			**$ 144.97**
Balloted Maximum Assessment Rate per EBU			**$ 145.00**
Total Amount Balloted			**$ 72,755.20**

OPERATIONAL RESERVE FUND BALANCES			
Beginning Fund Balance	$ -	$ -	$ -
Collections / (Contributions)	12,659	-	12,659
Estimated Ending Fund Balance	**$ 12,659**	**$ -**	**$ 12,659**

Assessment Range Formula

As part of the proposed new assessments presented herein for Zone No. 82 of LLAD No. 4, to fund the operation, maintenance and servicing of the improvements, the assessments submitted to the property owners in the Ballot Proceeding shall include an annual inflationary adjustment referred to as an Assessment Range Formula, which is authorized by Section 53750(2) (A) of the Government Code (also known as the "Proposition 218 Omnibus Implementation Act"). The purpose of establishing an Assessment Range Formula is to provide for reasonable and inevitable increases in costs to provide the improvements and services over time due to inflation, thereby reducing the need for costly noticing and balloting procedures simply because of inflationary factors. The Assessment Range Formula for District LLAD No. 4 Zone No. 82 is defined by the following:

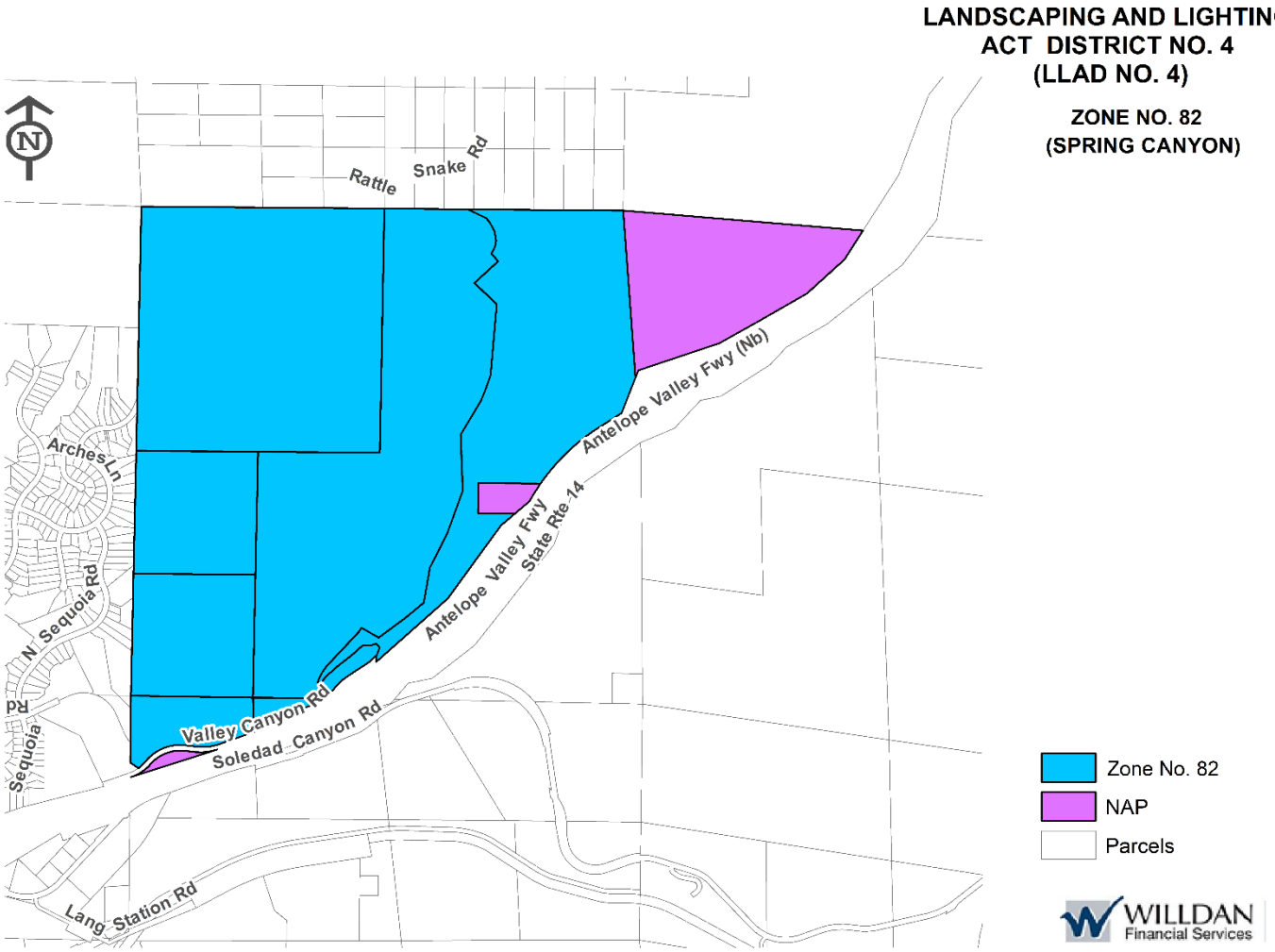
Commencing in the second fiscal year (fiscal Year 2019/2020), and each fiscal year thereafter, the maximum assessment rate established for the improvements in the previous fiscal year for the Zone shall be adjusted by the percentage increase of the Local Consumer Price Index (CPI). The Consumer Price Index used for the inflationary adjustment shall be for the Los Angeles-Long Beach-Anaheim, CA area, for All Urban Consumers during the preceding year, as developed by U.S. Bureau of Labor Statistics (or a reasonably equivalent index should the stated index be discontinued).

The adjusted maximum assessments shall be calculated each fiscal year independent of the annual budgets and proposed annual assessments. Although the adjusted maximum assessment rates will increase each year, the proposed budget and annual assessment rates adopted for the fiscal year may not change from the previous fiscal year. If the budgets and the corresponding assessments for that fiscal year do not require an increase or the increase is less than the allowable adjusted maximum assessment rate, then the proposed assessments required to meet the proposed expenditures shall be applied.

To impose new or increased assessments other than the annual inflationary adjustment provided by the preceding Assessment Range Formula, the District must comply with the provisions of the California Constitution Article XIIID Section 4c, that requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Property owners, through the balloting process, must approve such a new or increased assessment before that new or increased assessment may be imposed.

Part IV - Assessment Diagram

The Assessment Diagram for the existing County of Los Angeles Landscaping and Lighting Act District No. 4 including previous annexations is on file at the City and by reference herein is made part of this Report. The Assessment Diagram for Annexation 82 is provided on the following pages and the parcels that comprise Annexation 82, consist of all lots, parcels and subdivisions of land listed on the Assessment Roll contained herein as "Part V - Assessment Roll" of this Report, the lines and dimensions of which are shown on the Los Angeles County Assessor's parcel maps for the current year and are incorporated by reference herein and made part of this Report.


LANDSCAPING AND LIGHTING
ACT DISTRICT NO. 4
(LLAD NO. 4)
ZONE NO. 82
(SPRING CANYON)
N
Rattle Snake Rd
Antelope Valley Fwy (Nb)
Antelope Valley Fwy
State Rte 14
Arches Ln
N Sequoia Rd
Sequoia Rd
Valley Canyon Rd
Soledad Canyon Rd
Lang Station Rd
Zone No. 82
NAP
Parcels
WILLDAN
Financial Services

Part V - Assessment Roll

All assessed lots or parcels of real property within Zone No. 82 are listed on the following Assessment Roll. This listing includes each Assessor's Parcel Number within Zone No. 82 and its corresponding Maximum Assessment to be balloted. Assuming the property owners support the balloted assessments presented, the Los Angeles County Board of Supervisors may approve the establishment of Zone No. 82 and the Maximum Assessments for fiscal year 2018/2019. However, no assessments will be levied and collected on the tax rolls for this Zone in fiscal year 2018/2019.

Assessor's Parcel Number (APN)	Assigned Land Use	Parcel Acreage	Assessed Acreage	Assessed Residential Units	Calculated EBU	Maximum Assessment
3211-021-043	Planned Residential Development	161.151	-	52	52.00	$ 7,540.00
3211-021-044	Planned Residential Development	40.572	-	86	86.00	$ 12,470.00
3211-021-045	Planned Residential Development	40.536	-	93	93.00	$ 13,485.00
3211-021-050	Planned Non-Residential	2.808	2.722	-	5.44	$ 788.80
3211-021-051	Planned Residential Development	16.837		36	36.00	$ 5,220.00
3211-021-053	Planned Mix-Use	173.840	2.162	225	229.32	$ 33,251.40
3211-021-054	Exempt	114.990	-	-	-	$ -
	Totals	550.734	4.884	492	501.76	$ 72,755.20

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone (626) 458-5100
http://dpw.lacounty.gov

MARK PESTRELLA, Director

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

IN REPLY PLEASE
REFER TO FILE

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

60 July 12, 2022

CELIA ZAVALA
EXECUTIVE OFFICER

July 12, 2022

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

Dear Supervisors:

DEVELOPMENT SERVICES CORE SERVICE AREA
APPROVE ACQUISITION FUNDING AND JOINT COMMUNITY FACILITIES AGREEMENT FOR CALIFORNIA MUNICIPAL FINANCE AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2021-17
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)

SUBJECT

Public Works is seeking Board approval to adopt a Resolution to approve the Acquisition Funding and Joint Community Facilities Agreement by and among the California Municipal Finance Authority Community Facilities District No. 2021-17, the Spring Canyon Recovery Acquisition LLC, and the County of Los Angeles to allow certain facilities and improvements that are financed by the Community Facilities District No. 2021-17 to be transferred to, owned, and operated by the County of Los Angeles. Certain facilities may subsequently be transferred to the Los Angeles County Flood Control District.

IT IS RECOMMENDED THAT THE BOARD:

1. Determine that the recommended action is within the scope of the Environmental Impact Report (EIR), certified by your Board on August 3, 2004, and the addendum to the Final EIR approved by your Board on June 25, 2019.

2. Adopt the Resolution approving the Acquisition Funding and Joint Community Facilities District Agreement among the County of Los Angeles, the California Municipal Finance Authority Community Facilities District No. 2021-17, and the Spring Canyon Recovery Acquisition LLC.

3. Authorize and direct the Chair of the Board to execute the Acquisition Funding and Joint Community Facilities Agreement.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to approve and execute an Acquisition Funding and Joint Community Facilities Agreement (JCFA) related to public facilities for the Spring Canyon residential project and to approve a resolution finding that the JCFA is beneficial to the residents of the County. This will allow the Community Facilities District (CFD) No. 2021 17, formed by the California Municipal Finance Authority, to provide financing for the facilities that are proposed to ultimately be transferred to, owned, and operated by the County of Los Angeles. The County may transfer certain flood control facilities to the Los Angeles County Flood Control District (LACFCD).

Implementation of Strategic Plan Goals

These recommendations support the Countywide Strategic Plan: Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability by providing a cost-effective source of financing to fund the capital construction needs of the County and to facilitate their transfer to the County.

FISCAL IMPACT/FINANCING

There will be no fiscal impact to the County General Fund. The JFCA does not include any financial obligation for the County.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The California Municipal Finance Authority, formed by the CFD No. 2021-17, pursuant to the Mello-Roos Community Facilities Act of 1982, to provide financing for certain public facilities to be included in the development of the Spring Canyon project. The Spring Canyon project is a proposed 548-acre residential development located north of the Antelope Valley Freeway and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon. The development will consist of 492 single-family residences, a fire station, a Sheriff substation, three parks, three open spaces, 12 debris basins, one water reservoir, and one public school.

The Mello-Roos Community Facilities Act of 1982 requires an agreement between any jurisdiction creating a Mello-Roos CFD and any other jurisdiction that will own or operate the improvements finances through the CFD. Adoption of the Resolution to approve the Agreement will enable the California Municipal Finance Authority to finance facilities through Mello-Roos financing that are proposed to ultimately be owned and operated by the County of Los Angeles and/or the LACFCD. The facilities that will be transferred to the County under the JCFA are identified on Exhibit B and include facilities for sewer, stormwater, streets and streetlights, trails, and a park.

The JCFA, by and among the County, the California Municipal Finance Authority, and the project's developer, the Spring Canyon Recovery Acquisition LLC, sets forth the terms by which the County will approve financing by the CFD and acceptance and acquisition of the facilities to be constructed by the developer for the Spring Canyon project. The County of Los Angeles is authorized under the JCFA to inspect and approve the Developer's construction of the facilities and improvements to be acquired by the County before the facilities are accepted by the County for operation.

The enclosed JCFA agreement and resolution have been reviewed and approved as to form by County Counsel.

ENVIRONMENTAL DOCUMENTATION

As the lead agency for the Spring Canyon project, the County of Los Angeles approved the Environmental Impact Report (EIR) for the project on August 3, 2004. The County approved an addendum to the Final EIR on June 25, 2019. The recommended action is within the scope of the project in the previously certified EIR and addendum(s). The facilities to be financed through the JCFA are considered in those documents.

There are no changes to the project or to the circumstances under which the project is undertaken that require further review under CEQA. The Statement of Overriding Considerations and mitigation monitoring reporting program that were previously adopted by your Board will continue to apply to the current actions.

Upon your Board's approval of the project, Public Works will file a Notice of Determination with the County Clerk in accordance with Section 21152 of the California Public Resources Code.

The location of the documents and other materials constituting the record of the proceedings upon which your Board's decision is based in this matter is available online at https://planning.lacounty.gov/case/view/amendment_to_tract_map_no_48086 and at the Department of Regional Planning, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials is the Section Head of the Subdivisions Section, Department of Regional Planning.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The operation and maintenance of public facilities under the purview of the County of Los Angeles and/or LACFCD are routine functions of Public Works.

CONCLUSION

Please return one adopted copy of this letter and the executed originals of the Agreement and Resolution to the Public Works, Land Development Division.

Respectfully submitted,



MARK PESTRELLA, PE

Director

MP:AVV:la

Enclosures

c: Chief Executive Office (Chia-Ann Yen)
County Counsel
Executive Office
Department of Regional Planning

RESOLUTION NO. 79302

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES APPROVING AN ACQUISITION FUNDING AND JOINT COMMUNITY FACILITIES AGREEMENT RELATING TO THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2021-17 (SPRING CANYON)

WHEREAS, the California Municipal Finance Authority (CMFA) is a joint exercise of powers authority the members of which include numerous cities, counties, and other local agencies in the State of California (State); and

WHEREAS, the CMFA has established the Bond Opportunities for Land Development Program ("BOLD Program") to allow the financing of certain public facilities to be owned by local agencies in the State, through the levy of special taxes under the Mello-Roos Community Facilities Act of 1982, as amended ("Act"); and

WHEREAS, at the request of Spring Canyon Recovery Acquisition LLC, (the "Developer"), the CMFA formed a Community Facilities District (“CFD”) pursuant to the Act, which is expected to levy special taxes within such CFD, and issue bonds secured by such special taxes, to finance public facilities that the Developer is required to construct as a condition of development ("County Facilities"); and

WHEREAS, pursuant to Section 53316.2 of the Act (California Government Code Section 53315.2), a CFD is authorized to finance facilities to be owned or operated by an entity other than the agency that created the district pursuant to a joint community facilities agreement; and

WHEREAS, the Developer, CMFA, and County propose to enter into an Acquisition Funding and Joint Community Facilities Agreement, in the form attached hereto as Exhibit A, authorizing and setting forth requirements for the CFD to finance County Facilities, through the CMFA's issuance of bonds and levy of special taxes on properties within the proposed CFD; and

WHEREAS, the County Facilities will be under the ownership, management, and control of County and some of the County Facilities will ultimately be transferred to the Los Angeles County Flood Control District for ownership, management, and control; and

NOW, THEREFORE, BE IT RESOLVED AND ORDERED:

1. Each of the above recitals is true and correct.

2. The Board of Supervisors finds and determines that the County Facilities are necessary to meet the increased demand that will be placed upon local agencies and public services as a result of new development within the CFD, and that the County Facilities to be financed by the CFD will be beneficial to the residents of the County and the future residents of the CFD.

3. The Board of Supervisors hereby approves the execution and delivery of the Acquisition Funding and Joint Community Facilities Agreement, substantially in the form attached hereto as Exhibit A, and the Chair of the Board of Supervisors is authorized to execute and deliver the Acquisition Funding and Joint Community Facilities Agreement, together with such changes as are approved by the Chair, with the approval of such changes to be conclusively evidenced by the execution and delivery thereof.

3. This Resolution shall be effective upon its adoption.

CELIA ZAVALA, Executive Officer-Clerk of the Board of Supervisors of the County of Los Angeles

By: _____
Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON
Acting County Counsel

By: _____ for Carole Suzuki
DEPUTY

ACQUISITION FUNDING AND JOINT COMMUNITY FACILITIES AGREEMENT

California Municipal Finance Authority
BOLD Program Community Facilities District No. 2021-17
(Spring Canyon)

THIS ACQUISITION FUNDING AND JOINT COMMUNITY FACILITIES AGREEMENT ("**Agreement"**) is made and entered into on this 12th day of July, 2022, ("**Effective Date"**) among Spring Canyon Recovery Acquisition LLC, a Delaware limited liability company ("**Developer"**); the California Municipal Finance Authority ("**Authority"**); and the County of Los Angeles, a political subdivision of the State of California ("**County"**).

RECITALS

A. Pursuant to a request by Developer on December 10, 2021, the governing board of the Authority adopted Resolution No. 79302 ("**Resolution"**) forming California Municipal Finance Authority Community Facilities District No. 2021-17 (Spring Canyon) ("**CFD"**) under the provisions of the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California (the **"Act"**). The CFD is authorized to levy special taxes ("Special Taxes") upon land within the CFD and issue bonds (the **"Bonds"**) in one or more series to provide financing for infrastructure and other public capital improvements to be owned, operated or maintained by the County and other public agencies. The boundaries of the CFD are illustrated on Exhibit A hereto.

79303

B. In connection with the CFD, the Developer applied to the Authority for the financing of certain public capital improvements as further described in Exhibit B hereto to be owned, operated or maintained by the County, including improvements that the County intends to transfer to the Los Angeles County Flood Control District (the "**Acquisition Improvements**").

C. The Authority is authorized to fund, among other things, all or a portion of the costs of the Acquisition Improvements through the CFD by means of Special Taxes and Bonds. The portion of the proceeds of the Special Taxes (including prepayments) and Bonds available to fund the cost of the Acquisition Improvements, together with interest earned thereon, is referred to herein as the "**Available Amount**."

D. The CFD will provide financing for the acquisition of the Acquisition Improvements and the payment of the Acquisition Price (as defined herein) of the Acquisition Improvements from the **Available Amount**.

E. The parties anticipate that pursuant to this Agreement the Developer may be reimbursed for costs of the Acquisition Improvements and, subject to the terms and conditions of this Agreement, the County will acquire the completed Acquisition Improvements.

F. Any and all monetary obligations of the Authority arising out of this Agreement are the special and limited obligations of the Authority payable only from the Available Amount, and no other funds whatsoever of the Authority or the County shall be obligated therefor under any circumstances.

G. Under California Government Code Section 53316.2, the Authority may form the CFD to, among other things, finance the Acquisition Improvements, provided that the Authority and the County enter into a joint community facilities agreement ("JCFA") such as this Agreement. This Agreement constitutes a JCFA in accordance with Section 53316.2 of the Act. Because the legislative bodies of the County and Authority have determined that this JCFA would be beneficial to the residents of those entities, the County is willing to cooperate with the Authority in the Authority's financing of the Acquisition Improvements and to confer upon the Authority the full power to provide financing for the Acquisition Improvements in the event that proceeds of special taxes and/or bonds of the CFD become available and are utilized for such purpose by executing this Agreement under the authority of Section 53316.2 of the Act.

H. In consideration of the formation of the CFD and the issuance of the Bonds, and the mutual covenants, undertakings and obligations set forth below, the County, the Authority and the Developer agree as stated below.

I. Attached to this Agreement are Exhibit A (Map of CFD Boundary), Exhibit B (Description of Acquisition Improvements and Estimated Costs), Exhibit C (Actual Cost Certificate), Exhibit D (Disbursement Request Form), Exhibit E (Letter of Concurrence Form) and Exhibit F (Potential Change of Work Form), all of which are incorporated into this Agreement for all purposes.

AGREEMENT

NOW, THEREFORE, in consideration of the faithful performance of the terms and conditions set forth in this Agreement, the parties hereto agree as follows:

1. Incorporation of Recitals. The foregoing Recitals are true and correct and are hereby incorporated into and form a material part of this Agreement.

2. Effect on Other Agreements. Nothing in this Agreement shall be construed as affecting the Developer's or the County's duty to perform their respective obligations under any other agreements (including the Development Documents defined below), land use regulations or subdivision requirements related to the Project, which obligations are and shall remain independent of the Developer's and the County's rights and obligations under this Agreement. The Developer shall not be relieved of its obligation to construct any of the Acquisition Improvements and convey them to the County in accordance with the Development Documents, land use regulations or subdivision requirements related to the Project even if the Available Amount is insufficient to fund the costs of such Acquisition Improvements. In no event shall the County have any obligation pursuant to this Agreement to fund the costs of completing the Acquisition Improvements.

3. Definitions. As used herein, including the Recitals and all Exhibits, the following capitalized terms shall have the meanings ascribed to them below:

"**Acceptable Title**" means title that is free and clear of all monetary liens, encumbrances, assessments, whether any such item is recorded or unrecorded, and taxes, except (i) those items which are reasonably determined in the sole discretion of the County Authorized Officer not to interfere with the intended use and therefore are not required to be cleared from the title and (ii) obligations of the property for any taxes, assessments or fees from which the County is not exempt.

"**Acquisition and Project Fund**" means the "CMFA CFD No. 2021-17 (Spring Canyon) Acquisition and Project Fund" established and held by the Authority pursuant to Section 6.2.1 hereof and established and held by the Authority Trustee pursuant to the Authority Trust Agreement and Section 6.2.2 for the purpose of paying the Acquisition Price of the Acquisition Improvements.

"Acquisition Improvement" means a public capital improvement, described in Exhibit B, as it may be amended from time to time.

"**Acquisition Price**" means the total approved Actual Costs eligible to be paid to the Developer from the Available Amount, upon acquisition by the County of an Acquisition Improvement, determined in accordance with Section 6.3.3, not to exceed the Actual Cost of the Acquisition Improvement.

"**Act**" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California.

"Actual Cost" means the total paid cost of an Acquisition Improvement, as documented by the Developer to the satisfaction of the County Authorized Officer in an Actual Cost Certificate including, without limitation, (a) the Developer's Hard Construction Costs and the grading costs attributable to such Acquisition Improvement, as determined by the County Authorized Officer, (b) the Developer's cost of designing and engineering the Acquisition Improvement, preparing the plans and specifications and bid documents for such Acquisition Improvement, and the costs of inspection, materials testing and construction staking for such Acquisition Improvement, (c) the Developer's cost of any performance, payment and maintenance bonds and insurance, including title insurance, required hereby for such Acquisition Improvement, (d) the actual cost of Developer's actions necessary to ensure the design and construction of the Acquisition Improvements meets the mitigation, monitoring, and reporting plan described in the applicable approved final environmental impact report, except any costs related to litigation, (e) fees actually paid by the Developer, such as permit and plan processing fees relating directly to the Acquisition Improvement, and (f) the Developer's construction management costs in an amount equal to 3% of the eligible Hard Construction Costs, as determined by the County Authorized Officer.

"**Actual Cost Certificate**" means a certificate prepared by the Developer in substantially the form shown in Exhibit C detailing the Actual Cost of an Acquisition Improvement, to be acquired hereunder, as may be revised by the County Authorized Officer pursuant to Section 6.3.3.

"**Agreement**" means this Acquisition Funding and Joint Community Facilities Agreement, fully executed as of the Effective Date, by and among the County, the Authority, and the Developer.

"Authority" means the California Municipal Finance Authority.

"**Authority Trust Agreement**" means a trust agreement, indenture or fiscal agent agreement entered into by the Authority and an Authority Trustee or Fiscal Agent in connection with the issuance of a series of Bonds on behalf of the CFD.

"**Authority Trustee**" **or "Fiscal Agent"** means the financial institution identified as trustee or fiscal agent in an Authority Trust Agreement.

"Available Amount" shall have the meaning assigned to the term in Recital C.

"**Board of the Authority**" means the Board of the California Municipal Finance Authority.

"**Bonds**" means bonds or other indebtedness issued in one or more series by the Authority that are to be repaid with Special Taxes.

"**CFD**" shall have the meaning assigned to the term in Recital A.

"**Code**" means the Government Code of the State of California.

"County Authorized Officer" means the Los Angeles County Director of Public Works or any designee thereof.

"**Developer**" means Spring Canyon Recovery Acquisition LLC, a Delaware limited liability company, and its successors and assigns.

"**Development Documents**" means, as applicable, one or more of the following: (i) an improvement agreement between the Developer and the County concerning an Acquisition Improvement (sometimes referred to by the County as a "Multiple Agreement"); (ii) improvement plans submitted by the Developer to the County concerning an Acquisition Improvement; (iii) any and all conditions of approval and mitigation measures imposed in connection with the granting of land use entitlements, permits and approvals for the Project; and (iv) any other agreement with the County or County condition of development concerning an Acquisition Improvement.

"**Disbursement Request Form**" means a requisition for payment of funds by the County Authorized Officer from an Acquisition and Project Fund for an Acquisition Improvement in substantially the form contained in Exhibit D.

"**Hard Construction Costs"** means the costs of labor, materials and equipment that the Developer pays to a construction contractor pursuant to a construction contract solicited in accordance with Sections 5.3 and 5.11, including any change orders approved in accordance with Section 5.7.

"**Plans**" means the plans and specifications for the Acquisition Improvements which have been approved by all appropriate departments of the County, and from each other public entity or public utility from which such approval must be obtained.

"**Prior Bid Acquisition Improvements**" are Acquisition Improvements bid prior to January 1, 2022, as further described in Section 5.11 and as identified in Exhibit B.

"**Project**" means the Developer's development of the property in the CFD in accordance with Vesting Tentative Tract Map No. 48086 and the offsite improvements serving property in the CFD, including the design and construction of the Acquisition Improvements.

"**Soft Costs"** means engineering and architecture costs and other professional services incurred in the design and construction of an Acquisition Improvement.

"**Special Taxes**" means annual special taxes, and prepayments thereof, authorized by the CFD to be levied by the Board of the Authority within the CFD.

"**Title Documents**" means, for each Acquisition Improvement acquired hereunder, an instrument acceptable to the County transferring right, title and interest in and to the portion of the land owned by the Developer related to the Acquisition Improvement to be acquired hereunder, including any construction or access easements, and to the Acquisition Improvement to the County, where applicable.

4. Purpose; Effective Date; Developer Deposit.

4.1. Purpose. The purpose of this Agreement is to provide financing for the Acquisition Improvements from the Available Amount.

4.2. Effective Date. The Effective Date of this Agreement shall be as set forth in the preamble above.

4.3 Developer Deposit for County Costs. The Developer has provided County with a deposit of $45,000 (the "Initial Deposit") to fund the County's documented costs incurred in conjunction with reviewing and approving this Agreement (the "Initial Costs"). The Initial Deposit and any subsequent deposit made by the Developer pursuant to this Agreement shall be referred to as the "Deposit." To the extent the Initial Deposit is expected to exceed the Initial Costs, the County may request in writing an additional amount from the Developer. In addition, the County may request in writing one or more additional Deposits from the Developer to pay the County's documented costs incurred in administering and performing its obligations pursuant to this Agreement (the "Administration Costs"). Payments of each such additional Deposit shall be made by the Developer within 15 days of the County's written request. The amount of the Deposit expended by the County on Initial Costs and Administration Costs shall be reimbursed to the Developer from the Available Amount. When payment requests for all Acquisition Improvements have been completed and processed by the County or Developer notifies the County it will not submit any additional payment requests, the unexpended and unencumbered portion of the Deposit shall be returned to the Developer.

5. Design and Construction of Acquisition Improvements.

5.1 Plans for Acquisition Improvements. The Developer represents that it has obtained or will obtain approval of the Plans for the Acquisition Improvements from all appropriate departments of the County, and from each other public entity or public utility from which such approval must be obtained. The Developer further represents that the Acquisition Improvements have been or will be constructed in full compliance with such Plans and any change orders thereto, as approved in the same manner.

5.2 Duty of Developer to Construct. All Acquisition Improvements to be acquired hereunder shall be constructed by or at the direction of the Developer (or its licensed affiliate). All such Acquisition Improvements shall be constructed in accordance with the applicable legal requirements, the approved Plans, the Development Documents and this Agreement. The Developer (or its licensed affiliate) shall perform all of its obligations hereunder and shall conduct all operations with respect to the construction of the Acquisition Improvements in a good, workmanlike and commercially reasonable manner, with the standard of diligence and care normally employed by duly qualified persons utilizing their commercially reasonable efforts in the performance of comparable work and in accordance with generally accepted practices appropriate to the activities undertaken.

The Developer shall be obligated: (i) to construct, or cause to be constructed, and cause conveyance of all Acquisition Improvements in accordance with the Development Documents , and (ii) subject to the use of the Available Amount to pay the Acquisition Price (as defined herein) of Acquisition Improvements in accordance with this Agreement, to use its own funds to pay all costs associated with such construction and conveyance(s), except as may be otherwise expressly provided in the Development Documents.

The Developer shall not be relieved of its obligation to construct each Acquisition Improvement and convey each such Acquisition Improvement to the County or other public agency in accordance with the Development Documents and this Agreement even if the total Available Amount over time is insufficient to pay the Acquisition Price thereof. This Agreement shall not alter any obligation of the Developer or any owner of land in the Project relating to the public improvements required in connection with the development of land within the Project, whether such obligation is imposed pursuant to the Development Documents or arises under any other law, regulation, government approval, or for any other reason.

5.3 Bid Procedures for Acquisition Improvements. The following bid procedures shall apply to contracts for the construction of Acquisition Improvements under this Agreement except for the **Prior Bid Acquisition Improvements** (as defined herein and further described in Section 5.11), which are Acquisition Improvements that were bid prior to the date of this Agreement. These bid procedures do not apply to Soft Costs, or to any materials needed in the construction of the Acquisition Improvements. For materials that are not included in a bid as described in this section, the Developer will request bids from at least three vendors and purchase materials from the lowest cost responsive supplier.

(i) Developer shall work with the County Authorized Officer to create a list of pre-qualified contractors using a set of objective prequalification factors mutually acceptable to the Developer and the County.

(ii) The Developer shall request bids (A) from at least three (3) pre-qualified contractors or (B) if due to the nature of the Acquisition Improvement being constructed, the number of pre-qualified contractors is less than three, then the request for bids from less than three contractors is acceptable if determined by the County Authorized Officer to be acceptable.

(iii) Developer shall distribute notices inviting formal bids to the prequalified contractors in in accordance with subsections (i) and (ii)t. The notices shall be distributed (by mail or email) no more than thirty (30) calendar days and not less than 10 calendar days before the opening date of the bids. The notices shall distinctly describe the Acquisition Improvement to be constructed and state the time and place for submission of bids.

(iv) Bids shall be submitted to the Developer either via email or deposit into an electronic portal, as the Developer may direct from time to time. The bids shall be received and opened by the Developer and there shall be no requirement for a public bid opening. At the time that the bids are due, the Developer shall open the bids that have been received. The Developer may contact one or more of the bidders and request clarification of any bid or adjustments to the bid to comply with the specifications of the proposed Acquisition Improvement so that all bids may be evaluated on a comparable basis.

(v) Developer shall submit to the County Authorized Officer written evidence of compliance with the competitive bidding procedures set forth herein, including evidence of the required noticing, a listing of those to whom bids were requested, a listing of all responsive bids and their amounts (as adjusted pursuant to subsection (iv), if applicable), and the name or names of the contractor or contractors to whom the Developer proposes to award the contracts for such construction.

(vi) The bidding documents for the Acquisition Improvements shall require (A) performance of services in accordance with the approved Plans (as modified or amended from time to time), (B) liability and worker's compensation insurance naming the Developer, the County, and their respective designees as additional insureds, (C) retention amounts, and (D) performance and payment bonds.

(vii) The contract for the construction of an Acquisition Improvement shall be awarded to the responsible bidder submitting the lowest responsive bid (as adjusted pursuant to subsection (iv), if applicable) for the construction of such Acquisition Improvement, subject to written concurrence from the County Authorized Officer as provided in Section 5.6.

5.4 Prevailing Wages. The Developer covenants that it will require that all contracts or subcontracts for the construction of the Acquisition Improvements require compliance with any applicable law or regulation for the payment of prevailing wages for such construction.

5.5 Applicability of Public Contracts Code. The parties hereto agree that this Agreement is for the acquisition of certain Acquisition Improvements to be acquired by the County and is not nor is intended to be a public works contract under the California Public Contracts Code. The Authority, County and the Developer agree that the provisions of the California Public Contracts Code do not apply to the construction of the Acquisition Improvements. The Authority, County and the Developer agree that this Agreement is necessary to assure the timely and satisfactory completion of the Acquisition Improvements and establishes the terms under which the Acquisition Improvements shall be constructed as if they were constructed under the direction and supervision, or under the authority of, the County I, as applicable as required by the Act. In performing this Agreement, the Developer is an independent contractor and not the agent of the County or the Authority. Neither the County nor the Authority shall have responsibility for payment to any contractor or supplier of the Developer. Notwithstanding the foregoing, the Developer shall be required to post all payment and performance bonds required by the Development Documents.

5.6 Construction Contracts for Acquisition Improvements. The Developer (or its licensed affiliate) shall be responsible for entering into all contracts required for the construction of the Acquisition Improvements. All such contracts shall be submitted to the County Authorized Officer for review and concurrence prior to commencement of the work identified in the contract. For all construction contracts, as well as Soft Costs related to the construction work, Developer shall provide to the County Authorized Officer a spreadsheet of the construction bid results, the anticipated cost for Soft Costs, and a letter requesting the County Authorized Officer's concurrence ("**Letter of Concurrence**") of funding eligibility and award of the construction contract to the responsible bidder submitting the lowest responsive bid. The form of Letter of Concurrence is attached hereto as Exhibit E. The County Authorized Officer shall make reasonable efforts to review construction contracts and provide a Letter of Concurrence within ten (10) business days. If time is of the essence, the Developer may proceed at its own risk, and potentially forfeit reimbursement from the Available Amount for such work, pending approval of the contract and provision of the Letter of Concurrence; provided, however, that in no event shall

the Developer be permitted to submit, or obtain approval of, a contract more than twenty (20) business days following the execution of a contract with a contractor (the parties acknowledging that the Developer may under certain circumstances need to cause the contractor to commence work under such contract in the field prior to the submission to the County Authorized Officer).

5.7 Change Orders for Acquisition Improvements. The Developer (or its licensed affiliate) shall be responsible for entering into all change orders required for the construction of the Acquisition Improvements. The Developer shall submit change order documentation to the County Authorized Officer accompanied by a Potential Change of Work ("**PCOW**") Form to determine funding eligibility and to obtain County approval prior to implementing changes. The County Authorized Officer shall make reasonable efforts to approve the PCOW Form within five (5) business days. The PCOW Form is attached hereto as Exhibit F. If time is of the essence, the Developer may proceed at its own risk, and potentially forfeit reimbursement from the Available Amount for this work, pending County approval of the changes; provided, however, that in no event shall the Developer be permitted to submit a PCOW Form more than twenty (20) business days following the issuance of a written change order to the contractor (the parties acknowledging that the Developer may under certain circumstances need to cause the contractor to commence such implementing changes in the field prior to the final design or engineering and written change order being written and executed by the Developer and applicable contractor). Approved PCOW Forms shall include the signature of the County Authorized Officer inspector assigned to inspect the Acquisition Improvement.

5.8 Independent Contractor. In performing this Agreement, the Developer is an independent contractor and not the agent or employee of the County or the Authority. Neither the County nor the Authority shall be responsible for making any payments directly to any contractor, subcontractor, agent, employee or supplier of the Developer.

5.9 Periodic Meetings for Acquisition Improvements. From time to time at the request of the County Authorized Officer, representatives of the Developer shall meet and confer with County staff, consultants and contractors regarding matters arising hereunder with respect to the Acquisition Improvements and the progress in constructing and acquiring the same, and as to any other matter related to the Acquisition Improvements or this Agreement. The Developer shall advise the County in advance of any coordination and scheduling meetings to be held with its contractors relating to the Acquisition Improvements, in the ordinary course of performance of an individual contract. The County shall have the right to be present at such meetings, and to meet and confer with individual contractors if deemed advisable by the County to resolve disputes and/or ensure the proper completion of the Acquisition Improvements.

5.10 Non-County Improvements. Any improvements to be acquired by a utility or a local agency other than the County and for which Developer seeks reimbursement from the Available Amount shall be bid and constructed in accordance with an agreement between the Developer and the utility, district, or agency.

5.11 Prior Bid Acquisition Improvements. Notwithstanding anything herein to the contrary, prior to the execution of this Agreement, the Developer has solicited bids and may have begun or completed construction for the Acquisition Improvements identified in Exhibit B attached hereto as "Prior Bid Acquisition Improvements" (the "**Prior Bid Acquisition Improvements**"). The Developer certifies as to the following with respect to the Prior Bid Acquisition Improvements: The Prior Bid Acquisition Improvements were bid consistently with the following: (i) the contract was competitively bid and the construction contract was awarded to the responsible bidder submitting the lowest responsive bid, (ii) the contractors identified in Exhibit B for each Prior Bid Acquisition Improvement are reputable, licensed contractors registered with the California Contractors State License Board, (iii) the bid was received in an arms-length transaction with the

Developer, and (iv) the bidders have no proprietary interest in the any portion of overall Project. Upon written request by the County Authorized Officer, the Developer will supply backup documentation to demonstrate compliance with the bid procedures in (i)-(iv) above for the Prior Bid Acquisition Improvements in order to be eligible for payment of their Acquisition Price pursuant to this Agreement.

5.12 Inspection. No final payment of the Acquisition Price hereunder shall be made to the Developer for an Acquisition Improvement or other improvement until the Acquisition Improvement or other improvement has been inspected by the County or other applicable public entity or utility and found to be constructed in accordance with the Plans approved by the County or other applicable public entity or utility. The Developer shall request inspection of the Acquisition Improvements using applicable County procedures. The Developer agrees to pay all inspection, permit and other fees required by the County applicable to construction of the Acquisition Improvements, which fees shall be subject to reimbursement under this Agreement as part of the Actual Cost (as defined below) of the Acquisition Improvements.

6. Funding of Improvements through the CFD.

6.1. Establishment of CFD. Developer has requested the Authority provide financing of the Acquisition Improvements through the establishment and authorization of the CFD. The CFD has been established by the Authority, and through the successful landowner election held in conformance with the Act, the Board of the Authority is authorized to levy the Special Taxes and to issue the Bonds to finance the Acquisition Improvements. Developer, the County, and the Authority agree to reasonably cooperate with one another in the completion of the financing through the issuance of the Bonds in one or more series.

6.2. Deposit and Use of Available Amount.

6.2.1. Acquisition and Project Fund Held by Authority. Prior to the issuance of the first series of Bonds, Special Taxes collected by the Authority (including from prepayments of Special Taxes) shall be deposited in the Acquisition and Project Fund established by the Authority and may be disbursed to pay the Acquisition Price of Acquisition Improvements in accordance with this Agreement. All funds in the Acquisition and Project Fund shall be considered a portion of the Available Amount, and upon the issuance of the first series of Bonds, the Acquisition and Project Fund shall be transferred to the Authority Trustee to be held in accordance with the Authority Trust Agreement.

6.2.2. Acquisition and Project Fund Held by Trustee. Upon the issuance of the first series of Bonds, the Authority will cause the Authority Trustee to establish and maintain a separate Acquisition and Project Fund for the purpose of holding all funds derived from the issuance of the Bonds for the financing of Acquisition Improvements. Separate subaccounts may be established for each issue of Bonds. All earnings on amounts in the Acquisition and Project Fund or subaccount shall remain in such Acquisition and Project Fund or subaccount for use as provided herein and pursuant to the applicable Authority Trust Agreement. Money in each and every Acquisition and Project Fund subaccount shall be available to respond to delivery of a Disbursement Request Form and to be paid to the Developer or its designee to pay the Acquisition Price of the Acquisition Improvements to the extent the Acquisition Price has not previously been paid from the Available Amount. Upon completion of all of the Acquisition Improvements and the payment of all costs thereof, any remaining funds in each Acquisition and Project Fund (less any amount determined by the Authority as necessary to reserve for claims against the account) (i) shall be applied to pay the costs of any other non-County improvements eligible for acquisition and, to the extent not so used, (ii) shall be applied by the Authority to call Bonds or to reduce Special Taxes as the Authority shall determine.

6.3. Payment for Acquisition Improvements.

6.3.1 Conveyance of Acquisition Improvements. The Developer agrees to convey to the County each Acquisition Improvement to be constructed by Developer, or its licensed affiliate, (including any rights-of-way or other easements necessary for the Acquisition Improvements, to the extent not already publicly owned), when the Acquisition Improvement is Complete (defined below). At the time an Acquisition Improvement is Complete, the Developer shall deliver to the County Authorized Officer Title Documents required by the County for the transfer of the Acquisition Improvement where necessary, and as-built Plans that are verified and stamped by a civil engineer licensed in the State of California).

6.3.2 Request for Payment. When an Acquisition Improvement is Complete, Developer may submit to the County Authorized Officer an Actual Cost Certificate for the Acquisition Improvement requesting payment of the Acquisition Price (as determined below). The term "**Complete**" means the construction of an Acquisition Improvement is, in the sole discretion of the County Authorized Officer, in all respects satisfactorily complete in accordance with the Plans and ready for serviceable use, and the County has issued a Notice of Completion. The Actual Cost Certificate shall be in the form attached hereto as Exhibit C and include such necessary information (including invoices, receipts, worksheets and other evidence of cost as required by the County Authorized Officer) in sufficient detail to allow the County Authorized Officer to verify the Acquisition Price.

6.3.3 Determination of Acquisition Price/County Inspection. The estimated cost of the Acquisition Improvements is shown in Exhibit B attached hereto. Notwithstanding such estimated costs, all parties to this Agreement hereby acknowledge and agree that (a) the Actual Costs to complete the Acquisition Improvements may vary from this estimate, and (b) the Acquisition Price shall never exceed the Actual Cost of any Acquisition Improvement. Upon submittal of a complete (as reasonably determined by the County Authorized Officer) Actual Cost Certificate, the County Authorized Officer shall determine the total Actual Cost of the Acquisition Improvement based upon the contract prices as set forth in contracts and purchase orders entered into by Developer with its contractors, and suppliers, in accordance with standards and procedures therefore as prescribed by the County Authorized Officer, which total Actual Cost shall be the "**Acquisition Price**." For costs that are not subject to competitive bidding requirements, Actual Costs shall not include amounts in excess of what is reasonable and customary, as determined by the County Authorized Officer.

The County Authorized Officer shall have thirty (30) days from receipt of an Actual Cost Certificate to review and determine the Acquisition Price.

Developer may submit an Actual Cost Certificate in advance of bond issuance. However, no payment of the Acquisition Price shall be made prior to bond issuance unless funds are available from the collection of Special Taxes.

Upon determination of the Acquisition Price, the County Authorized Officer shall promptly notify Developer in writing of such Acquisition Price. In the event that the County Authorized Officer, during such time period, finds that the supporting paperwork submitted by the Developer fails to properly substantiate the Actual Cost or demonstrate the required relationship between the subject Actual Cost and eligible work, the County Authorized Officer shall advise the Developer that the amount set forth on the Actual Cost Certificate (or the ineligible portion thereof) has been disallowed and shall request further documentation from the Developer. Once the Developer delivers the further documentation, the County Authorized Officer and the County shall have twenty (20) days to review the additional documentation. If the County Authorized Officer

determine that further documentation is still not adequate, the County Authorized Officer shall notify the Developer in writing within such twenty-day period and may revise the Actual Cost Certificate to delete any disallowed items and the determination shall be final and conclusive. If only a portion of the Actual Cost requires further documentation, the County Authorized Officer shall include the Actual Costs that do not require further documentation in the determination of the Acquisition Price.

Upon determination of the Acquisition Price, the County Authorized Officer shall prepare a Disbursement Request Form as shown in Exhibit D and submit it to the Authority and Authority Trustee.

6.3.4 Conditions Precedent to Payment of Acquisition Price/County Inspection. Payment to the Developer or its designee of the Acquisition Price for an Acquisition Improvement shall in every case be conditioned upon the County Authorized Officer's determination of satisfaction of the following additional conditions precedent:

(a) The County shall have issued a Notice of Completion to the Developer for the Acquisition Improvement.

(b) The Developer shall have provided the County with the lien releases or other similar documentation satisfactory to the County Authorized Officer as evidence that none of the property (including any rights-of-way or other easements necessary for the operation and maintenance of the Acquisition Improvement, to the extent not already publicly owned) comprising the Acquisition Improvement is subject to any prospective mechanics lien claim respecting the Acquisition Improvements.

(c) The Developer shall have provided the County Title Documents needed to provide the County with title to the Acquisition Improvement site, right-of-way, or easement upon which the subject Acquisition Improvement is situated. All such Title Documents shall be in a form acceptable to the County and shall convey Acceptable Title. The Developer shall provide a policy of title insurance as of the date of transfer in a form acceptable to the County Authorized Officer insuring the County as to the interests acquired. Each title insurance policy required hereunder shall be in the amount equal to the Acquisition Price. The amount paid to the Developer or its designee upon satisfaction of the foregoing conditions precedent shall be the Acquisition Price less all installment payments paid previously with respect to the Acquisition Improvement.

6.3.5 Payment of Acquisition Price. Within ten (10) business days after receipt of a complete Disbursement Request Form, the Authority, through the Authority Trustee, shall authorize payment, from the Available Amount, of the Acquisition Price then due to Developer. However, if the Developer is not current in the payment of all due and payable general property taxes and all Special Taxes of the CFD on property owned by the Developer within the CFD, the Authority Trustee may direct the Authority to withhold such payment until the Developer brings all such property taxes and Special Taxes current.

Payments to Developer shall be payable solely from the Available Amount. The amount to be paid to Developer shall be a reimbursement for Actual Costs incurred as determined by the County Authorized Officer in accordance with this Agreement and shall not exceed the Developer's cost thereof as reasonably determined by the County Authorized Officer to be eligible under the Act and approved in the Disbursement Request Form. All portions of the Acquisition Improvement not reimbursed by the Available Amount shall nonetheless be constructed by the Developer and transferred to the County, to the extent required by the Development Documents. In the event the Available Amount is insufficient to pay the eligible Acquisition Price, any shortfall shall be the responsibility of the Developer; however, Developer may request that all or any

portion of such shortfall be reimbursed from additional series of bonds for the CFD if and when such additional bonds are issued or additional Special Tax proceeds are available, and in such event the deferred amount will be paid from available proceeds of such future bonds or Special Tax proceeds.

The Authority Trustee shall make payment directly to the Developer or its designee, if directed by the Developer, of the amount included in an executed Disbursement Request Form pursuant to the applicable Authority Trust Agreement. The Authority, the County, and the Developer acknowledge and agree that the Authority Trustee shall make payment strictly in accordance with the Disbursement Request Form and shall not be required to determine whether or not the Acquisition Improvement has been completed or what the Acquisition Price may be with respect to the Acquisition Improvement. The Authority Trustee shall be entitled to rely on the executed Disbursement Request Form on its face without any further duty of investigation. In the event that the Acquisition Price of an Acquisition Improvement is in excess of the Available Amount, the Authority Trustee shall withdraw all funds remaining in the applicable Acquisition and Project Fund and shall transfer those amounts to the Developer or its designee. The unpaid portion of the Acquisition Price shall be paid from funds that may subsequently be deposited in the same or another Acquisition and Project Fund from a subsequent issuance of Bonds, from prepayments of Special Taxes to be used to fund Acquisition Improvements, or from Special Tax revenues, if any of those occurs. In no event shall the Authority be required to pay the Developer or its designee more than the Available Amount (available from time to time).

6.4. Audit. The County and the Authority shall each have the right, during normal business hours and upon the giving of ten calendar days' written notice to the Developer, to review all books and records of the Developer pertaining to costs and expenses incurred by the Developer (for which the Developer seeks reimbursement pursuant to this Agreement) in constructing the Acquisition Improvements, including costs relating to property interests necessary for the Acquisition Improvement.

7. Indemnity and Insurance.

7.1. Indemnification. Developer agrees to indemnify, defend and hold the County, and Authority, including elective and appointed boards, commissions, officers, agents, employees and consultants (each an "**Indemnified Party**" and collectively the "**Indemnified Parties**"), harmless from and against any and all claims, liabilities, losses, damages or injuries of any kind (collectively, "**Claims**") arising out of Developer's, or Developer's contractors', subcontractors', agents' or employees', acts, omissions, or operations under this Agreement, including, but not limited to, the construction by the Developer of any Acquisition Improvement, whether such acts, omissions, or operations are by Developer or any of Developer's contractors, subcontractors, agents or employees, except to the extent such Claims are caused by the sole negligence or willful misconduct of an Indemnified Party. This indemnification includes, without limitation, the payment of all penalties, fines, judgments, awards, decrees, attorneys' fees, and related costs or expenses, and the reimbursement of County and Authority, its elected officials, officers, employees, and/or agents for all legal expenses and costs incurred by each of them. Developer shall defend the Authority and County as required by California Civil Code Section 2778, and with counsel reasonably acceptable to the County and Authority. Developer shall have no right to seek reimbursement from County or Authority for the costs of defense.

The aforementioned indemnity shall apply regardless of whether or not County has approved plans and/or specifications for the Acquisition Improvements and regardless of whether any insurance, workers compensation, disability or other employee benefit acts or terms required under this Agreement are applicable to any Claims. The County shall not waive any of its rights under this indemnity provision because of its acceptance of the bonds or insurance required under

the provisions of this Agreement. Developer's obligations to indemnify the County, and Authority shall survive the expiration or termination of this Agreement. Developer agrees to obtain executed indemnity agreements in favor of the County with provisions identical to those set forth here in this section from each and every construction contractor involved by, for, with or on behalf of Developer in the performance of this Agreement. Notwithstanding the foregoing, Developer agrees to be fully responsible according to the terms of this section. Failure of County to monitor compliance with these requirements imposes no additional obligations on County and will in no way act as a waiver of any rights hereunder.

7.2. Insurance. For an Acquisition Improvement, Developer shall maintain insurance in amount and substance as required by the County under any Development Documents applicable to such Acquisition Improvement.

8. Breach of Agreement; Opportunity to Cure; Remedies.

8.1. Notice of Breach and Default. The occurrence of any of the following constitutes a breach and default of this Agreement:

(1) Developer refuses or fails to complete any Acquisition Improvement within the time set forth in the applicable Development Documents or abandons the construction of an Acquisition Improvement.

(2) Developer assigns the Agreement to an unaffiliated entity without the prior written consent of Authority and County.

(3) Developer is adjudged bankrupt or makes a general assignment for the benefit of creditors, or a receiver is appointed in the event of Developer's insolvency.

(4) Developer or Developer's contractors, subcontractors, agents or employees, fail to comply with any terms or conditions of this Agreement to which the Developer or Developer's contractors, subcontractors, agents, or employees are subject.

(5) Developer fails to perform any obligation under this Agreement. The Authority and County must serve written notice of breach and default upon Developer (and any surety that has provided bonds with respect to an Acquisition Improvement). Developer shall have 30 days to cure the breach and default described in the written notice of breach and default.

(6) County fails to perform any obligation under this Agreement. Developer must serve written notice of breach and default upon the County. The County shall have 30 days to cure the breach and default described in the written notice of breach and default.

8.2. Breach of Agreement; Performance by County. If the County gives Developer notice under Section 8.1 and Developer fails to cure the breach and default described in the written notice prior to the expiration of the applicable cure period, a "**Developer Event of Default**" shall be deemed to have occurred. In the event of the occurrence and continuation of a Developer Event of Default, the County may exercise the remedies described in Section 8.3 below, including the right of the County to proceed to complete the Acquisition Improvement by contract or other method the County considers advisable, at the sole expense of Developer; however, County is under no financial or performance obligation to complete the Acquisition Improvement. Where funds are currently available from the collection of Special Taxes, said funds shall be used first for completion of the Acquisition Improvements in the event that the County elects to complete the Acquisition Improvement. In the event of the occurrence and continuance of a Developer Event of Default, (i) Developer, immediately upon demand, shall pay all costs and charges related

to the Acquisition Improvement and any subsequent repairs, provided, upon such payment, Developer shall be entitled to payment for the Acquisition Improvement from the Available Amount in accordance with this Agreement, (ii) County , without liability for doing so, may take possession of and utilize in completing the Acquisition Improvement and repairs, if any, such materials and other property belonging to Developer as may be on or about the construction site of the Acquisition Improvement that is necessary for completion of the Acquisition Improvement, and (iii) the County may draw upon any surety bonds required by the applicable Development Documents and/or Available Amount.

If the Developer gives the County notice under Section 8.1(6) and County fails to cure the breach and default described in the written notice prior to the expiration of the applicable cure period, a "**County Event of Default**" shall be deemed to have occurred.

8.3. Remedies. It is acknowledged by the parties that the County would not have entered into this Agreement if it were to be liable in damages under or with respect to this Agreement or the application thereof, other than for the payment to the Developer of any moneys paid by the Developer pursuant to the provisions hereof which are misappropriated or improperly obtained, withheld or applied by the County.

In general, upon the occurrence and continuation of a Developer Event of Default or a County Event of Default, the applicable party may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that the County shall not be liable in damages to the Developer or to any assignee or transferee of the Developer other than for the payments to the Developer specified in the preceding paragraph. Subject to the foregoing, the Developer covenants not to sue for or claim any damages for any alleged breach of, or dispute which arises out of, this Agreement.

9. Miscellaneous.

9.1. Compliance with Laws. Developer shall fully comply with all federal, state, and local laws, ordinances, and regulations in the performance of this Agreement. Developer shall, at its own cost and expense, obtain all necessary permits and licenses for each Acquisition Improvement, give all necessary notices, pay all fees and taxes required by law and make any and all deposits legally required by those public utilities that will serve the development on the Project. Copies and/or proof of payment of said permits, licenses, notices, fee and tax payments and deposits shall be furnished to the County Authorized Officer upon request.

9.2. Cooperation. The County, the Authority and the Developer agree to cooperate with respect to the completion of the financing of the Acquisition Improvements by the Authority through the levy of the Special Taxes and issuance of Bonds. The County, the Authority, and the Developer agree to meet in good faith to resolve any differences on future matters which are not specifically covered by this Agreement.

9.3. General Standard of Reasonableness. Any provision of this Agreement which requires the consent, approval or acceptance of any party hereto or any of their respective employees, officers or agents shall be deemed to require that the consent, approval or acceptance not be unreasonably withheld or delayed, unless the provision expressly incorporates a different standard. The foregoing provision shall not apply to provisions in the Agreement which provide for decisions to be in the sole discretion of the party making the decision.

9.4. Notices. Formal written notices, demands, correspondence and communications between County, Authority, and Developer shall be sufficiently given if: (a) personally delivered; or (b) dispatched by next day delivery by a reputable carrier such as Federal Express to the offices

of County and Developer indicated below, provided that a receipt for delivery is provided; or (c) if dispatched by first class mail, postage prepaid, to the offices of County and Developer indicated below. Such written notices, demands, correspondence and communications may be sent in the same manner to such persons and addresses as either party may from time-to-time designate by next day delivery or by mail as provided in this section.

County:	County of Los Angeles Los Angeles Department of Public Works 900 South Fremont Avenue Alhambra, CA 91803 Attn: Land Development Division
Authority:	California Municipal Finance Authority 2111 Palomar Airport Road, Suite 320 Carlsbad, CA 92011 Attn: Edward J. Becker
Developer:	Spring Canyon Recovery Acquisition LLC c/o Raintree Investment Corporation 2753 Camino Capistrano, Suite A-1 San Clemente, CA 92672 Attn: Matt Villalobos
With a copy to:	O'Neil LLP Attn: John P. Yeager 19900 MacArthur Blvd., Suite 1050 Irvine, CA 92612

Notices delivered by deposit in the United States mail as provided above shall be deemed to have been served two (2) business days after the date of deposit if addressed to an address within the State of California, and three (3) business days if addressed to an address within the United States but outside the State of California.

9.5 [This Section intentionally left blank]

9.6. Entire Agreement. The terms and conditions of this Agreement constitute the entire agreement among Authority, County and Developer with respect to the matters addressed in this Agreement. This Agreement may not be altered, amended or modified without the written consent of all parties hereto.

9.7. Conflict with Other Agreements. Nothing contained herein shall be construed as releasing the Developer from any condition of development or requirement imposed by the Development Documents or other agreement associated with the Project.

9.8. Assignment. The obligations and rights of the parties to this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors, but, those rights and obligations shall not be assignable, transferable or delegable, without the express written consent of the other parties hereto, such consent to not be unreasonably withheld, and any attempted assignment, transfer or delegation thereof which is not made pursuant to the terms hereof shall be void. Any assignment shall be contingent on Developer providing a written assignment and assumption agreement to County and Authority that is acceptable to the County and Authority, immediately upon such assignment.

9.9. Time is of the Essence. Time is of the essence of this Agreement and of each and every term and condition hereof.

9.10. Severability. If any provision of this Agreement is held, to any extent, invalid, the remainder of this Agreement shall not be affected, except as necessarily required by the invalid provision, and shall remain in full force and effect.

9.11. Waiver or Modification. Any waiver or modification of the provisions of this Agreement must be in writing and signed by the authorized representative(s) of each party. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by another party, or the failure by a party to exercise its rights upon the default of another party, shall not constitute a waiver of any party's right to insist upon and demand strict compliance by another party with the terms of this Agreement.

9.12. Relationship of the Parties. Neither Developer nor the Authority nor either's contractors, subcontractors, agents, officers, or employees are agents, partners, joint ventures or employees of County, and the Developer's relationship to the County, if any, arising herefrom is strictly that of an independent contractor. Developer's contractors and subcontractors are exclusively and solely under the control and dominion of Developer. Further, there are no intended third-party beneficiaries of any right or obligation assumed by the parties.

9.13. Binding upon Heirs, Successors and Assigns. The terms, covenants and conditions of this Agreement shall be binding upon all heirs, successors and permitted assigns of the parties hereto; provided, however, that this Agreement shall not be binding upon a purchaser or transferee of any portion of the Developer's property within the CFD unless this Agreement has been assigned and assumed pursuant to Section 9.8, in which event this Agreement shall remain binding upon purchaser or transferee. The Developer's sale or transfer of any portion of its property within the CFD shall not relieve the Developer of its obligations under this Agreement in the absence of such assignment and assumption, with the written consent of the parties to this agreement, as provided in Section 9.8.

9.14. Governing Law; Venue. This Agreement shall be construed and enforced in accordance with the laws of the State of California, without reference to choice of law provisions. Any legal actions under this Agreement shall be brought only in the Superior Court of the County of Los Angeles, State of California.

9.15. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original.

9.16. Interpretation. This Agreement shall be construed according to its fair meaning, and not strictly for or against any party. No presumptions or rules of interpretation based upon the identity of the party preparing or drafting the Agreement, or any part thereof, shall apply to the interpretation of this Agreement.

9.17. Headings. Section headings in this Agreement are for convenience only and are not intended to be used in interpreting or construing the terms, covenants or conditions contained in this Agreement.

9.18. Authority to Execute. Each party executing this Agreement on behalf of a party represents and warrants that such person is duly and validly authorized to do so on behalf of the entity it purports to bind and if such party is a partnership, corporation or trustee, that such partnership, corporation or trustee has full right and authority to enter into this Agreement and perform all of its obligations hereunder.

9.19. Singular and Plural; Gender. As used herein, the singular of any word includes the plural, and terms in the masculine gender shall include the feminine.

9.20. Conflict with Other Agreements. Nothing contained herein shall be construed as releasing the Developer from any Development Documents, conditions of approval or requirement imposed by any other agreement with the County, and, in the event of a conflicting provision, the more specific provision, as determined by the County, shall prevail unless such conflicting provision is specifically waived or modified in writing by the County.

[Signature Page Follows]

IN WITNESS WHEREOF, County, Authority, and Developer have executed this Agreement as of the Effective Date.

COUNTY OF LOS ANGELES

By: _____

HOLLY J. MITCHELL,
Chair, Board of Supervisors

APPROVED AS TO FORM

DAWYN R. HARRISON
Acting County Counsel

By: _____
Deputy

I hereby certify that pursuant to Section 25103 of the Government Code, delivery of this document has been made.

CELIA ZAVALA
Executive Officer
Clerk of the Board of Supervisors

By _____
Deputy

79303

ATTEST: CELIA ZAVALA
EXECUTIVE OFFICER
CLERK OF THE BOARD OF SUPERVISORS

By _____, Deputy

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

60 July 12, 2022

CELIA ZAVALA
EXECUTIVE OFFICER

"DEVELOPER"

SPRING CANYON RECOVERY ACQUISITION LLC, a Delaware limited liability company

By: **ORIGINAL SIGNED**
Name: _____
Its: _____

"AUTHORITY"

CALIFORNIA MUNICIPAL FINANCE AUTHORITY, a joint powers authority

By: **ORIGINAL SIGNED**
Name: _____
Title: _____
Authorized Signatory

IN WITNESS WHEREOF, County, Authority, and Developer have executed this Agreement as of the Effective Date.

COUNTY OF LOS ANGELES

By: **ORIGINAL SIGNED**
Chair of the Board of Supervisors

APPROVED AS TO FORM

DAWYN R. HARRISON
Acting County Counsel

By: **ORIGINAL SIGNED**
Deputy

SIGNED AND CERTIFIED THAT A COPY OF THIS DOCUMENT HAS BEEN DELIVERED TO THE CHAIR OF THE BOARD PER G.C. SEC 25103

By: **ORIGINAL SIGNED**
Clerk of the Board of Supervisors
County of Los Angeles, California

ATTEST:

By: **ORIGINAL SIGNED**
Clerk of the Board of Supervisors
County of Los Angeles, California

79303

"DEVELOPER"

SPRING CANYON RECOVERY ACQUISITION LLC, a Delaware limited liability company

By: _____
Name: Matthew Villalobos
Its: Authorized Signatory

"AUTHORITY"

CALIFORNIA MUNICIPAL FINANCE AUTHORITY, a joint powers authority

By: _____
Name: _____
Title: _____
Authorized Signatory

IN WITNESS WHEREOF, County, Authority, and Developer have executed this Agreement as of the Effective Date.

COUNTY OF LOS ANGELES

By: **ORIGINAL SIGNED**
Chair of the Board of Supervisors

APPROVED AS TO FORM

DAWYN R. HARRISON
Acting County Counsel

By: **ORIGINAL SIGNED**
Deputy

SIGNED AND CERTIFIED THAT A COPY OF THIS DOCUMENT HAS BEEN DELIVERED TO THE CHAIR OF THE BOARD PER G.C. SEC 25103

By: **ORIGINAL SIGNED**
Clerk of the Board of Supervisors
County of Los Angeles, California

ATTEST:

By: **ORIGINAL SIGNED**
Clerk of the Board of Supervisors
County of Los Angeles, California

79303

"DEVELOPER"

SPRING CANYON RECOVERY ACQUISITION LLC, a Delaware limited liability company

By: _____
Name: _____
Its: _____

"AUTHORITY"

CALIFORNIA MUNICIPAL FINANCE AUTHORITY, a joint powers authority

By: _____
Name: Edward J. Becker
Title: Executive Director
Authorized Signatory

EXHIBIT A

MAP OF THE CFD BOUNDARY

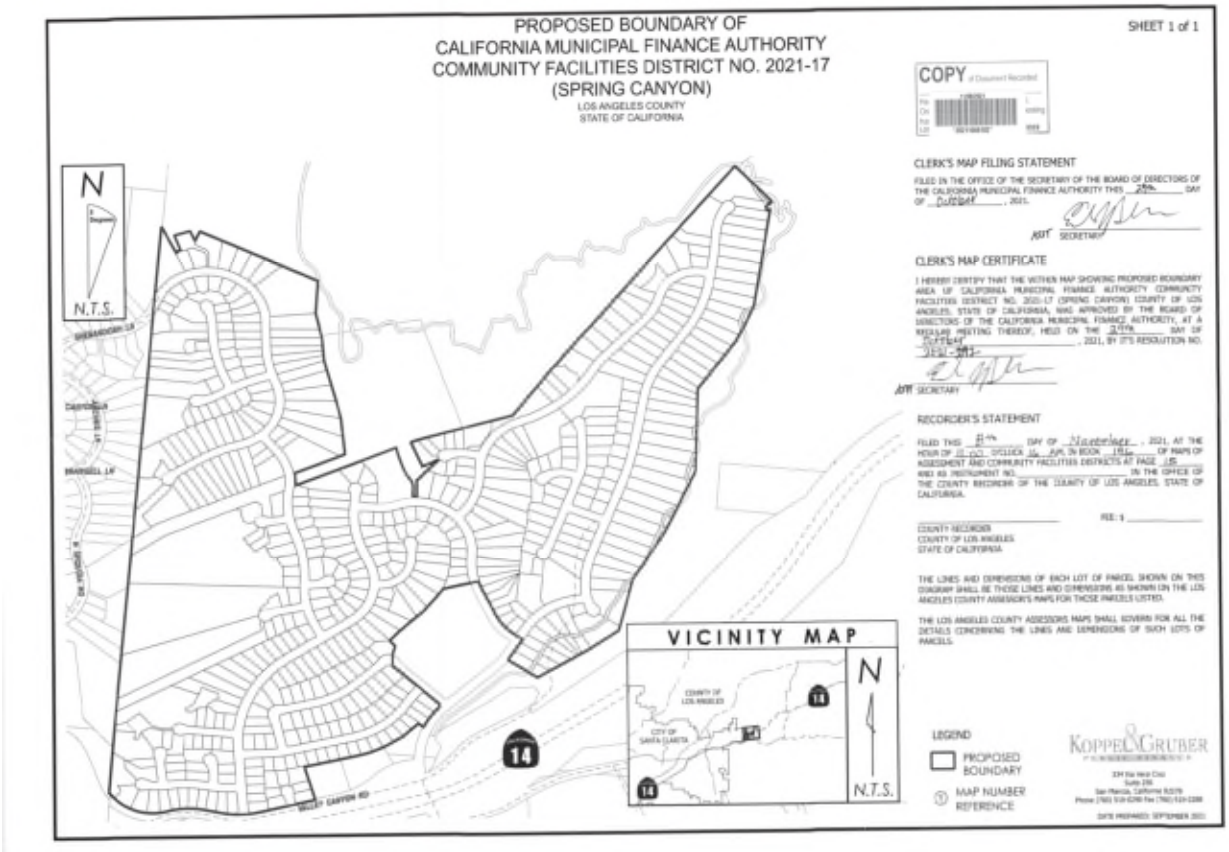


EXHIBIT B

DESCRIPTION OF ACQUISITION IMPROVEMENTS AND ESTIMATED COSTS/ACQUISITION PRICES FOR ACQUISITION IMPROVEMENTS

Unless specifically excluded in the Agreement, the list of eligible facilities and costs consist of the following:

LA COUNTY CFD ESTIMATED COSTS

FACILITY	ESTIMATED COST	BID/AWARDED	SUBCONTRACTOR
Earthwork - entire site			
Multi-use Trail (Detail A,B,C, & Switchback)	$ 1,756,356.33	AWARDED	Independent Construction Co.[1]
Yellowstone Sewer Lift Station			
Yellowstone Sewer Lift Station	$ 3,670,200.00	AWARDED	W.M. Lyles[1]
Backbone / Offsite Improvement			
Backbone Storm Drain	$ 3,787,114.72	AWARDED	Toro Enterprises Inc.[1]
Backbone Flatwork (curbs, sidewalks, driveways)	$ 239,499.89		
Signal at Stoncrest/Soledad Intersection	$ 495,900.00		
Backbone Street Lights	$ 582,037.75		
Backbone Sewer	$ 533,530.00	AWARDED	Toro Enterprises Inc.[1]
Lindera Ave (Yellowstone to Lots 49/247)			
Storm Drain	$ 1,637,935.20	AWARDED	Toro Enterprises Inc.[1]
Flatwork	$ 53,091.36		
Street Lights	$ 216,450.00		
Sewer	$ 309,934.00	AWARDED	Toro Enterprises Inc.[1]
Village 3 Improvement (partial) - (Stoncrest Rd (Lots 410/404 to 452/400), Madone Dr (Lots 398/399 to 479/381), Aralia Way, Daphne Ct, Lydia Terrace)			
Storm Drain	$ 792,680.82	AWARDED	Toro Enterprises Inc.[1]
Street Lights	$ 482,137.75		
Sewer	$ 840,154.00	AWARDED	Toro Enterprises Inc.[1]
Village 4 Improvement (partial) - (Madrone Rd (Lots 480/380 to Lot 360)			
Storm Drain	$ -		
Street Lights	$ 192,400.00		
Sewer	$ 314,432.00	AWARDED	Toro Enterprises Inc.[1]
Active Park			
Active Park	$ 2,700,000.00		
Village 1 (Hollycleaf Court, Pearlbush Court, Canyon Oak Way, Buckwheat Drive)			
Storm Drain	$ 717,521.99		
Flatwork (curbs, sidewalks, driveways)	$ 169,803.00		
Street Lights	$ 299,700.00		
Sewer	$ 285,974.00		
Village 2 (Sargent Lane, Lantana Road, Myrtus Way, Privet Way)			
Storm Drain	$ 243,872.75		
Flatwork (curbs, sidewalks, driveways)	$ 206,166.60		
Street Lights	$ 366,300.00		
Sewer	$ 484,643.00		
Village 3 Improvement (remaining) - (Stoncrest Rd (Lots 410/404 to 452/400), Madone Dr (Lots 398/399 to 479/381), Aralia Way, Daphne Ct, Lydia Terrace)			
Flatwork (curbs, sidewalks, driveways)	$ 158,422.49		
Village 4 Improvement (remaining)			
Flatwork (Madrone Rd (Lots 480/380 to Lot 360))	$ 77,268.60		
Storm Drain (Anise Ave Lot 359 to Lots 504/480)	$ 285,177.20		
Flatwork-curbs,sidewalks,driveways (Anise Ave Lot 359 to Lots 504/480)	$ 117,856.80		
Street Lights (Anise Ave Lot 359 to Lots 504/480)	$ 233,100.00		
Sewer (Anise Ave Lot 359 to Lots 504/480)	$ 186,808.00		
Village 6 (Lindera Ave from Lots 50/246 to Lot 200, Empress Way, Calluna Drive, Caffra Place, Anise Ave from Lots 331/422 to Lots 344/458)			
Storm Drain	$ 3,127,058.63		
Flatwork (curbs, sidewalks, driveways)	$ 325,363.41		
Street Lights	$ 849,150.00		
Sewer	$ 942,612.00		
Village 7 (Pistache Way, Spire Court, Cassia Way, Burkwood Court, Shenandoah Lane, Aster Place, Pale Leaf Court)			
Storm Drain	$ 2,581,640.87		
Flatwork (curbs, sidewalks, driveways)	$ 500,259.60		
Street Lights	$ 832,500.00		
Sewer	$ 1,261,330.00		
GRAND TOTAL	**$ 32,856,382.76**		

[1] These are Prior Bid Acquisition Improvements for which bids were obtained prior to January 1, 2022.

EXHIBIT C

ACTUAL COST CERTIFICATE

Pursuant to the Acquisition Funding and Joint Community Facilities Agreement, dated as of _____, 2022 (the "Acquisition Agreement"), by and among Spring Canyon Recovery Acquisition LLC, a Delaware limited liability company (the "Developer"), the California Municipal Finance Authority ("Authority"), and the County of Los Angeles ("County"), the Developer hereby requests payment of the Acquisition Price of the Acquisition Improvements, described in Attachment 1 hereto. Capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Acquisition Agreement.

In connection with this Actual Cost Certificate the undersigned hereby represents and warrants to the Authority as follows:

1. The undersigned is an authorized representative of the Developer, qualified to execute this certificate on behalf of the Developer and knowledgeable as to the matters set forth herein.

2. The Developer has submitted or submits herewith to the County Authorized Officer as-built Plans at the completion of construction of each of the Acquisition Improvements described in Attachment 1, and such drawings, as applicable, are true, correct and complete representations of the Acquisition Improvements listed in Attachment 1.

3. Each of the Acquisition Improvements described in Attachment 1 has been constructed in accordance with the approved plans (the "Plans"), and in accordance with all applicable legal requirements, including County ordinances and standards and the requirements of the Acquisition Agreement, and the Plans.

4. None of the Acquisition Improvements described in Attachment 1 has been the subject of any prior payment request.

5. The true and correct Actual Cost of the Acquisition Improvements is set forth in Attachment 1 hereto.

6. The Developer has submitted or submits herewith to the County Authorized Officer a copy of each construction contract for each of the Acquisition Improvements described in Attachment 1, a copy of the bid notice for each such contract, a copy of each change order applicable to each such contract, and construction quantities certified by the engineer of record. All change orders have been approved by the County Authorized Officer.

7. The Developer has submitted or submits herewith to the County Authorized Officer invoices, receipts, worksheets and other evidence of costs for each of the Acquisition Improvements described in Attachment 1, which are in sufficient detail to allow the County Authorized Officer to verify the Actual Cost of such Acquisition Improvement.

8. The Developer has submitted or submits herewith to the County Authorized Officer evidence that each of the invoices, receipts, worksheets and other evidence of costs referred to in the preceding paragraph, has been paid in full, which evidence is in the form of

copies of cancelled checks or such other form as the County Authorized Officer has approved in writing.

9. There has not been filed with or served upon the Developer notice of any lien, right to lien or attachment upon, or claim affecting the right to receive, the payment of the Acquisition Price for each of the Acquisition Improvement(s) described in Attachment 1 which has not been released or will not be released simultaneously with the payment of such obligation per paragraph 10 herein.

10. The Developer has submitted or submits herewith to the County Authorized Officer copies of unconditional or conditional (providing for release upon payment) lien releases from the general contractors for all work with respect to each Acquisition Improvement described in Attachment 1. In the case of a payment request for a completed Acquisition Improvement, the Developer submits herewith to the County Authorized Officer copies of unconditional or conditional (providing for release upon payment) lien releases from all contractors, subcontractors and materialmen in addition to a recorded Notice of Completion for said Acquisition Improvement,

11. The representations and warranties of the Developer set forth in the Acquisition Agreement are true and correct on and as of the date hereof with the same force and effect as if made on and as of the date hereof.

12. The Developer represents that it has satisfied the conditions specified in the Acquisition Agreement for the payment of the Acquisition Price.

I hereby declare under penalty of perjury that the above representations and warranties are true and correct.

_____
a _____

By:_____

Name: _____

Title:_____

ATTACHMENT 1

Acquisition Improvement	Actual Cost
[Insert detailed description of Acquisition Improvement to be acquired]	
Total	

EXHIBIT D

DISBURSEMENT REQUEST FORM

To: _____
Attention: _____
Fax: _____
Phone: _____
E-mail: _____

Re: CMFA CFD No. _____ (_____)

The undersigned, a County Authorized Officer, hereby requests a disbursement from the CFD Acquisition and Project Fund as follows:

Request Date:	[Insert Date of Request]
Name of Developer:	_____
Disbursement Amount:	[Insert Acquisition Price]
Acquisition Improvements:	[Insert Description of Acquisition Improvement(s)]
Payment Instructions:	[Insert Wire Instructions or Payment Address for Developer or Developer's designee as provided by the Developer]

The undersigned hereby certifies as follows:

The disbursement is being requested in accordance with the Acquisition Funding and Joint Community Facilities Agreement dated _____, 2022 among Spring Canyon Recovery Acquisition LLC, the California Municipal Finance Authority and County of Los Angeles (the "Acquisition Agreement"). Capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Acquisition Agreement.

None of the items for which payment is requested have been reimbursed previously from this or any other Acquisition and Project Fund.

If the disbursement amount is greater than the funds held in the Acquisition and Project Fund, the Authority Trustee is authorized to pay the available amount of such funds and to pay remaining amount(s) as funds are subsequently deposited in the Acquisition and Project Fund, should that occur.

The amounts being disbursed pursuant to this request are being used to finance or refinance certain public infrastructure and facilities (the "Acquisition Improvements") pursuant to the Acquisition Agreement. The County of Los Angeles or Los Angeles County Flood Control District will own, and for the entire useful life of such Acquisition Improvements reasonably

expects to own, all such Acquisition Improvements. To the extent any of such Acquisition Improvements are sold to an entity that is not a state or local government agency, the County will seek the advice and approval of bond counsel to the Authority prior to any such sale. The County will not allow any of such Acquisition Improvements to be used (for example, by lease or other contract) in the trade or business of any nongovernmental persons (other than in their roles as members of the general public) except as permitted pursuant to Government Code Section 53313.5(e). All such Acquisition Improvements will be used in the performance of essential governmental functions of the County or another state or local government agency. The average expected useful life of such Acquisition Improvements is at least 20 years. The representations and covenants contained in this paragraph are intended to support the conclusion that the interest paid on the bonds issued to finance the Acquisition Improvements is excluded from gross income for federal income tax purpose under Section 1.03 of the Internal Revenue Code of 1986 (the "Code").

COUNTY OF LOS ANGELES

By: _____

Title: _____

EXHIBIT E

LETTER OF CONCURRENCE FORM

_____[INSERT DATE]

County of Los Angeles
Attention: _____
_____
_____

Subject: Concurrence Letter for _____*[Insert description of the construction work]*

Dear _____:

On behalf of Spring Canyon Recovery Acquisition LLC, a Delaware limited liability company ("**Company**"), we are submitting the following information related to the construction of _____ *[Insert description of the construction work]:*

- Bid Spread showing the results of each responsive bid. See attached schedule that follows this Concurrence Letter
- _____ *[Insert description of field soft cost proposals applicable for the construction work]*

Company recommends award of the following work:

CFD PORTION

DESCRIPTION OF WORK	VENDOR NAME	CONTRACT NO.	AMOUNT
		Award Total:	

Please indicate your concurrence and eligibility of the improvements to be reimbursed by signing below and returning to me. If you have any questions or require additional information, please do not hesitate to contact me at _____.

Sincerely,

COUNTY OF LOS ANGELES CONCURRENCE

_____

_____ _____
TITLE DATE

EXHIBIT F

POTENTIAL CHANGE OF WORK FORM

*Potential Change of Work **("PCOW")***

The purpose of this form is to acknowledge a change in work for the intent of reimbursement of CFD costs.

Date: _____

PCOW No. _____

Description of Contract: _____

Vendor Name: _____

Contract Number/Change Order Number: _____

Owner: _____

Owner's Licensed Affiliate: _____

Provide the following information if PCOW is for field services during construction:

Contractor: _____

Contract No.: _____

Potential Change of Work description:

Total Amount of PCOW: _____

Company Review: _____ _____

Company Representative Date

County of Los Angeles Approval:

☐ Approved and is CFD eligible

☐ Not approved and is not CFD eligible

County comments:

_____

_____

_____

Reviewed by: _____ _____

County Representative Date

MOUNTAINS RECREATION & CONSERVATION AUTHORITY
King Gillette Ranch
26800 Mulholland Highway
Calabasas, California 91302
Phone (310) 589-3230

February 10, 2025

Regional Planning Commission
Los Angeles County
320 W. Temple Street
Los Angeles, California 90012

Appellant Request to Bolster Permanent Open Space Funding - Condition No. 17
Tract No. 48086 – Spring Canyon - PN 96-044-(5)

Dear Commissioners:

The Mountains Recreation and Conservation Authority's (MRCA) appeal issues have been partially solved per the posted revised Conditions. However, it is imperative to bolster the required maintenance funding part of Condition No. 17 as shown below to ensure that the Open Space Dedication is adequately patrolled and maintained. Open space dedications are great, but public management agencies must not be permanently stuck with all the maintenance costs. Permanent funding sources benefit both the public and the Tract homeowners. Now is the time to inject certainty into this process.

Requested language revisions to Condition No. 17 (MRCA added text *underlined*):
Prior to the issuance of the first grading permit, Permittee shall transfer*, or record an irrevocable offer to dedicate,* ownership of all undeveloped, natural area depicted as open space to a public agency, or non-profit conservation organization, to the satisfaction of the Director, for perpetual maintenance of those portions of the open space and shall dedicate to the County the right to restrict any and all development on said lots. The final executed agreement shall include a reasonable endowment for maintenance as agreed upon by the public agency, or non-profit agency, or non-profit conservation organization and permittee, and must be to the satisfaction of the Director.

Said endowment structure and terms between the entity accepting the open space lots and the Permittee shall be in place and approved by the Director prior to the issuance of the first grading permit and shall be sufficient to yield no less than $15,000 annually, for the life of the project. The endowment shall be fully funded by no more than six months after the issuance of the first grading permit. The first $15,000 payment to the land holding entity shall occur no more than six months from the full funding date of the endowment. That payment date shall set the annual payment date going forward.

Sincerely,

Paul Edelman
Chief of Natural Resources and Planning

From:	SCOPE
To:	Marie Pavlovic
Subject:	Spring Canyon Sewer lift station
Date:	Monday, February 10, 2025 10:53:45 AM
Attachments:	TR48086_HO_package.pdf

CAUTION: External Email. Proceed Responsibly.

Hi Ms. Pavlovic - I have attached the requirement for the sewer lift station from the 2nd amendment. (its on page 3, 6th bullet point). This lift station should be required, or at least a bond for funding it BEFORE the grading permit is issued. There is no point in allowing or grading for housing that can't be serviced by a sewage system. In our letter we provided proof that the facility district for the lift station has not yet been formed.

With 2 addendums and 4 amendments to this project, it is difficult to track all the changes to the conditions. We are worried that this requirement has gotten overlooked.

Would you please post a full list of all the conditions? I have a list as of the March 19th 2019 BOS hearing of the new conditions that were added, but the numbers seem to have changed. And there is a "catch all" item -

("#16. All vesting tentative tract map conditions of TR48086 not amended by this fourth
amendment map and all conditions of previously approved CUP 96-044 and Oak Tree
Permit No.96-044 apply.")

that avoided listing all previous conditions.

Or in the alternative, if you could just point me to where the full list of conditions is on your website, I would be very grateful. I am concerned that the full conditions are not readily available to the public and the Commissioners.

Please provide this email to the Commission and enter it into the Administrative record.

Lynne Plambeck

SCOPE President.

Hearing Officer Meeting: 8-21-07
Agenda Item No.: 15

AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 48086-(5)

Project:	Vesting Tentative Tract Map No. 48086 was approved by the Board of Supervisors with General Plan (Sub-Plan) Amendment No. 96-044-(5), Zone Change Case No. 96-044-(5), Conditional Use Permit No. 96-044-(5), and Oak Tree Permit No. 96-044-(5) on August 3, 2004. The tentative map approval authorized the creation of 542 single-family residential lots, 1 fire station lot, 1 sheriff sub-station lot, 2 park lots and 3 open space lots on approximately 548.1 gross acres.
Location:	North of the Antelope Valley Freeway and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon Road
Zone:	R-1-6,000 (Single-Family Residence - 6,000 Square Feet Minimum Required Lot Area); R-1-7,000 (Single-Family Residence - 7,000 Square Feet Minimum Required Lot Area); R-1-8,000 (Single-Family Residence - 8,000 Square Feet Minimum Required Lot Area); R-1-10,000 (Single-Family Residence - 10,000 Square Feet Minimum Required Lot Area); R-1-15,000 (Single-Family Residence - 15,000 Square Feet Minimum Required Lot Area); R-1-20,000 (Single-Family Residence - 20,000 Square Feet Minimum Required Lot Area).
Zoned District:	Soledad
Approval Date:	August 3, 2004 Board of Supervisors
Map Date:	March 7, 2000

PROJECT HISTORY:

Vesting Tentative Tract Map No. 48086 was approved by the Los Angeles County Board of Supervisors on August 3, 2004 to authorize the creation of 542 single-family residential lots, 1

fire station lot, 1 sheriff sub-station lot, 2 park lots and 3 open space lots on approximately 548.1 gross acres. The following associated entitlements were also approved and/or adopted:

General Plan and Sub-Plan Amendment Case Nos. 96-044-(5), an amendment to the Los Angeles Countywide General Plan to change the land use designation from R (Non-Urban) to 1 (Low Density Residential); and an amendment to the Santa Clarita Valley Area Plan from N2 (Non Urban 2) to U1 (Urban 1);

Zone Change Case No. 96-044-(5), from A-2-1 (Heavy Agricultural - 1 Acre Minimum Required Lot Area) to R-1-6,000 (Single-Family Residence - 6,000 Square Feet Minimum Required Lot Area), R-1-7,000 (Single-Family Residence - 7,000 Square Feet Minimum Required Lot Area), R-1-8,000 (Single-Family Residence - 8,000 Square Feet Minimum Required Lot Area), R-1-10,000 (Single-Family Residence - 10,000 Square Feet Minimum Required Lot Area), R-1-15,000 (Single-Family Residence - 15,000 Square Feet Minimum Required Lot Area), and R-1-20,000 (Single-Family Residence - 20,000 Square Feet Minimum Required Lot Area);

Conditional Use Permit Case No. 96-044-(5), to authorize a density controlled development and to ensure the project is developed in compliance with hillside management design criteria; and

Oak Tree Permit Case No. 96-044-(5), to permit the removal of 4 oak trees.

CURRENT REQUEST:

The applicant requests approval of this first amendment to Vesting Tentative Tract Map No. 48086. The amended vesting tentative map dated May 16, 2007 depicts 499 single-family residential lots (an alternative design depicts 531 single-family residential lots if no school site provided), 1 school site, 1 fire station lot, 1 sheriff sub-station lot, 3 park lots, 3 open space lots, 12 debris basin lots and 1 water reservoir lot. The amended map proposes the following changes:

- Relocate an elementary school site from the adjacent Tract 36943 to the southwest corner of this Tract along Yellowstone Lane. The school site with grading is shown on the amended map;

- Adjust lot lines and lot configurations, resulting in a total of 499 single-family residential lots (a reduction of 43 units from the approved tentative map). Alternatively, if the Sulpher Springs School District determines that the relocated school site is no longer required within the development, 32 residential lots will be added to that location resulting in a proposed total of 531 single-family residential lots. This alternative project still proposes a reduction of 11 units from the approved tentative map.

- Redesign an active private park, which was originally approved with two pads and two

storm drains for bulk flow at Lot 549. Labeled as Lot 500 on the amended map, the active park site now has only one pad, and the storm drains are eliminated;

- Revise street pattern to accommodate the school site and the revised lot configurations;

- Relocate a water reservoir from the upper northwestern portion to the upper northeastern portion of the project site due to revised requirements by Newhall Water District for the size and elevation of the reservoir;

- Redesign drainage facilities and add desilting basins both onsite and offsite. Seven debris basins were shown on the approved map; the amended map now includes 12 debris basins within the Tract and one offsite debris basin;

- Depict wildlife corridors as required in the Mitigation Monitoring Program ("MMP"). At the southwest corner of the project site, add a 60" arch culvert under Yellowstone Lane. This pipe would act as an underpass for wildlife use, eliminating the obstacle of crossing Yellowstone Lane to get to the existing 10' culvert under the Antelope Valley Freeway (CA-14). Part of the existing pavement of the old Spring Canyon Road will also be removed in order to provide a continuous wildlife corridor connecting Spring Canyon to the wildlife undercrossing at Stonecrest Road. Finally, to facilitate wildlife movement between the two wildlife undercrossings mentioned above, a landscaped parkway and a wildlife corridor extending from Open Space Lot 499 to the Stonecrest Road underpass will be added on the south side of Yellowstone Lane;

- Revise the cross section for the Stonecrest Road freeway undercrossing from having two retaining walls to having four retaining walls. Since a minimum of 17' clearance is required between the bottom of the bridge and the finished surface of Stonecrest Road, the street elevation will be lowered, and additional walls will be needed to retain the soil.

- Add a sewer lift station. Additional soil explorations demonstrated that the soil did not allow for deep trenching and placement of a sewer line under Soledad Canyon Road as originally designed. The sewer lift station avoids having to cross under CA-14 with the sewer line.

- The approved map shows encroachment into the stream course and a substantial narrowing of the existing corridor in the vicinity of Lots 400-403. As required in the MMP, the equivalent Lots 317-319 on the amended map have been reconfigured in order to eliminate the encroachment into the stream course.

- Change grading footprint and grading amount from 4.2 million cubic yards cut and fill balanced onsite to 5.3 million cubic yards cut and fill balanced onsite. This change is necessary due to the above-mentioned changes in the design such as the relocation of

the water reservoir and the addition of the school site within the Tract boundary.

- Other minor changes associated with the above.

The amendment request letter dated August 15, 2007 is attached.

STAFF EVALUATION:

As conditioned in both Conditional Use Permit No. 96-044-(5) and Vesting Tentative Tract Map No. 48086, the original project was approved as a density-controlled development in which the areas of the proposed lots may be averaged to conform to the minimum lot area requirements of the proposed zones in accordance with Section 22.56.205 of the County Code. The conditions further allow the approved map to be recorded in phases as separate final maps, provided that the average area of all lots shown on each final map, or each final map in conjunction with previously recorded final maps, complies with the minimum area requirements of the zones where lots are proposed with reduced areas. According to the Zoning Boundary Exhibit dated August 8, 2007, which reflects the current zoning as adopted on August 3, 2004, the average area of all lots shown on the amended map, either in each proposed phase or in each phase in conjunction with previous phases, complies with the minimum area requirements of the zones.

In review of the changes requested by the applicant as a result of changes requested by the water district and the school district, the project footprint and design substantially reflect the approved project design.

RECOMMENDATION:

Approve the amendment to this previously approved project. This action is Categorically Exempt pursuant to Class 5 of the California Environmental Quality Guidelines.

- Add the following Department of Regional Planning conditions for Vesting Tentative Tract Map No. 48086:

1. Permission is granted to develop the subdivision in accordance with the amendment dated May 16, 2007.

2. Permission is granted to make the following changes to the tentative map: Relocate an elementary school site from the adjacent Tract 36943 to the southwest corner of this Tract; adjust lot lines and lot configurations resulting in a total of 499 single-family residential lots (or a total of 531 single-family residential lots without the school site); redesign an active park with only one pad and no storm drains; revise street pattern; relocate a water reservoir from the upper northwestern portion to the upper northeastern portion of the project site; redesign drainage facilities and add desilting basins both onsite and offsite; add a 60" arch culvert under Yellowstone Lane for wildlife use; remove part of the existing pavement of the old Spring Canyon Road in

order to provide a continuous wildlife corridor connecting Spring Canyon to the wildlife undercrossing at Stonecrest Road; add a landscaped parkway and a wildlife corridor on the south side of Yellowstone Lane; revise the cross section for the Stonecrest Road freeway undercrossing from having two retaining walls to having four retaining walls; add a sewer lift station; reconfigure Lots 317-319 to eliminate encroachment into the stream course; change grading footprint and grading amount from 4.2 million cubic yards cut and fill balanced onsite to 5.3 million cubic yards cut and fill balanced onsite; and other minor changes associated with the above changes.

3. Delineate and label open space within private lots as shown on the May 16, 2007 Open Space Exhibit, as "Open Space-Restricted Use Area" on the final map. Add note on the final map dedicating the right to prohibit any development including grading, construction of any buildings or structures, or improvements, to the County of Los Angeles.

- Approve the following revised reports:

Department of Public Works - Land Development Division - Subdivision (7-3-07)
Geotechnical and Materials Engineering Division - Geology (6-18-07)
Geotechnical and Materials Engineering Division - Soils (6-19-07)
Land Development Division - Drainage and Grading Unit (6-12-07)
Land Development Division - Road (7-3-07)
Land Development Division - Sewer (6-27-07)
Land Development Division - Water (6-25-07)

Fire Department (8-8-07)

Department of Parks and Recreation - Park and Open Space Conditions (8-1-07)
Park Obligation Report (8-2-07)
Trails Report (7-18-07)

Department of Public Health (6-26-07)

Since minor changes are proposed for the original approved exhibit map, the amended map also serves as a Revised Exhibit "A" to the approved Conditional Use Permit.
All other conditions applicable to the area covered by this amendment map shall remain as previously approved.

SMT: TF
8/16/07

PardeeHomes

26650 The Old Road, Suite 110
Valencia, CA 91381
Phone (661) 222-3200
Fax (661) 255-7837

JAMES C. BIZZELLE, III
Vice President, Community Development
Phone (661) 222-3200
Fax (661) 255-7837

August 15, 2007

Ms. Tina Fung
Senior Regional Planning Assistant
Land Division Research
COUNTY OF LOS ANGELES
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

Re: **Amended Tentative Tract Map No. 48086:**
List of Changes in Amended Map

Dear Ms. Fung:

Per your request, we are sending you a revised list of the major changes between the Approved and the Amended VTTM 48086:

Approved VTTM No. 48086 & Proposed Amended VTTM No. 48086 Comparison		
	Changes from Approved VTTM No. 48086 to Amended VTTM No. 48086	**Reason for change**
1.	**School:** The original site of the school was located offsite and included as part of the Approved VTTM 48086 under Conditional Use Permit (C.U.P.), Case No. 96-044-(5). It is instead now located within the Tract along Yellowstone Lane. There is also an alternative to this area for the school site to be graded to residential streets and lots since we have not received confirmation from the Sulphur Springs School District whether they will need the site. With the school site now situated within the Tract, there were approximately 43 residential units that were displaced.	Due to steep terrain site constraints the creation of a single 9+/-acres graded pad area was determined infeasible. The Sulphur Springs School District therefore required that the school should be located within the approved Vesting Tentative Tract Map 48086 (VTTM 48086) along Yellowstone Road.
2.	**Number of Lots:** The total number of lots decreased from 542 units to 499 units.	With the placement of the school site within the tract, 43 units were lost. If the school site were not to be accepted by the Sulphur Spring School District, then this area would be available for another 32 residential lots to be graded there. This would still be less than the approved total number of units: 542 approved and 531 proposed.
3.	**Park Redesign:** The original Approved VTTM 48086 map included an active park with two pads and two storm drains for bulk flow at Lot 549. The park on the Amended VTTM 48086 Lot 500 eliminates the storm drains and has only one pad.	This change was done due to drainage requirements by the Los Angeles County Department of Public Works (LACDPW), as well as specifications provided by the Los Angeles County Department of Parks and Recreation (LACDPR).
4	**Streets:** The Approved VTTM 48086 contained 24 streets total. The Amended map has 23 streets.	The street pattern was revised to make room for the school site. Other streets within the project were realigned and modified due to comments from LACDPW.

Approved VTTM No. 48086 & Proposed Amended VTTM No. 48086 Comparison		
	Changes from Approved VTTM No. 48086 to Amended VTTM No. 48086	**Reason for change**
5.	**Reservoir:** The location of the water reservoir in Approved VTTM 48086 was moved from the upper northwestern portion of the project to the upper northeastern portion in the Amended map.	The relocation was necessary due to revised requirements by Newhall Water District for the size and elevation of the reservoir.
6.	**Desilting Basins:** Onsite as well as offsite desilting basins were added to the Amended map and all basins shown on the Approved map were redesigned. Approved map included 7 debris basins; revised map increased to 12 debris basins intract and 1 offsite debris basin.	The drainage facilities were redesigned to comply with the latest LACDPW's standards: Access roads with turn-arounds were added at all desilting basins. Inlet/outlet pipes on the Approved VTTM with stairs as their only access were replaced with desilting basins with vehicular access. For water quality treatment, a central device was replaced by decentralized hydrodynamic clarifiers/separators or catch basin inserts, as specified by LACDPW.
7.	**Animal Crossing/Wildlife Corridor:** The Amended VTTM 48086 now depicts the wildlife undercrossing under Yellowstone Lane and wildlife corridors that were conditioned in the mitigation measures of the Approved VTTM 48086.	According to the Mitigation Monitoring Program for the Approved VTTM 48086, it is stated on sheets 18 and 19 that connectivity should be maintained for animals to continue their path across this area. A designated wildlife corridor was therefore added along the southwesterly edge of the project, including a 60" arch culvert undercrossing at Yellowstone Lane, to connect the open space west of the school site to the existing 10' culvert under Freeway 14. A continuous wildlife corridor is also provided connecting Spring Canyon to the wildlife undercrossing at Stonecrest Road by removing part of the existing pavement of the old Spring Canyon Road, east of the Stonecrest Road freeway undercrossing. At Stonecrest Road, the wildlife corridor/multi-use trail is located at the eastern side of the street. LACDPW indicated that Public Street R/W could not include animal/equestrian use, so a compromise was reached between LACDPW and LA County Dept. of Parks and Recreation (LACDPR) to reduce the Stonecrest Rd R/W and place the wildlife corridor outside of the road R/W. In the southern portion of Yellowstone Lane, LACDPW would not allow the wildlife corridor within Public Street R/W. There was a compromise with LACDPW to minimize the Yellowstone Lane R/W parkway section from 12' to 3', and have the remaining 9' between the Yellowstone Lane R/W and Caltrans R/W serve as the animal corridor. The wildlife corridor will be dedicated to LACDPR. East and west of this tight area between the street R/W and Caltrans R/W, the animal corridor is the full 12' width beyond the 12' parkway. In addition, wildlife movement between the two mentioned Freeway crossings is facilitated along Yellowstone Lane by removing the southerly sidewalk and providing a fully landscaped parkway.
8.	**Freeway Undercrossing:** The cross section for the Stonecrest Road Undercrossing that is in the approved VTTM 48086 has changed from having two retaining walls to having four retaining walls.	Per direction from LACDPW, a 17' minimum clearance between the bottom of the bridge and the finish surface of the street was required. This resulted in grading lower than the existing street elevations of Stonecrest Road, and the need for additional walls to retain the existing soil.

Approved VTTM No. 48086 & Proposed Amended VTTM No. 48086 Comparison		
	Changes from Approved VTTM No. 48086 to Amended VTTM No. 48086	**Reason for change**
9.	**Sewer Lift Station:** The Amended VTTM 48086 includes a sewer lift station that was not included in the approved VTTM.	The addition of the sewer lift station was as a result of additional soil explorations that demonstrated that the soil did not allow for deep trenching and placement of a sewer line under Soledad Canyon Road per the original design. The sewer lift station avoids having to cross under the Freeway with the sewer line.
10.	**Grading Limit:** The grading limit at lots 400-403 on the Approved VTTM 48086 extends into the flow line of Spring Canyon. The grading limit for the equivalent lots 317-319 in the Amended VTTM 48086 is moved out of the flow line.	This change was as a result of the Mitigation Monitoring Program for the Approved VTTM 48086. It is stated on page 19 and 20 of this Mitigation Monitoring Program that this issue shall be resolved before the issuance of a grading permit. The lots were reconfigured to move the grading limit outside the stream flow line.
11.	**Grading:** The disturbed graded area has increased marginally from 215 acres in the approved VTTM to 221 acres in the revised VTTM within the tract boundary. As stated on the Approved Map, grading required 4.2 million CY of cut and fill (excluding remedial earthwork), balanced on site. However, these quantities were based on an old topography. Per the soils report for the Approved Map, remedial grading in the canyons was required to depths of 50 to 60 feet. Based on a recent, more accurate aerial topography the earth quantities were found to require 5.5 million CY of cut rather than the 4.2 million shown. This would have resulted in approximately 1.3 million CY of export from the site. That is unaccounted for in the approved Map. This imbalance was corrected in the Amended Map, which requires 5.3 million CY of cut and fill, balanced on site. Remedial depths in the canyons per the soils report for the Amended Map are only 15 to 20 feet. The quantity of remedial work is thus significantly reduced compared to the Approved Map.	This change was as a result of all of the above-mentioned revisions in the design such as the water reservoir relocation, the addition of the school site within the tract boundary and the addition of debris basins with vehicular access per new LACDPW requirements. The grading for the reservoir per the approved map resulted in a disturbed area of 1 acre. For the new reservoir site the disturbed area is 5 acres, due to the large fill slope to place the reservoir at a higher elevation per Newhall Water District requirements. Earth quantities for the Approved Map were based on an old topography. A new aerial topography yielded different results. Earth quantities are now balanced in the Amended Map and remedial earthwork has been reduced on the basis of more extensive soil testing.

In addition to these major changes, there were minor changes due to the review process of the improvement plans by LACDPW. All improvement plans have been through two plan checks. If you have any further questions, please contact:

Applicant:
Pardee Homes
Jim Bizzelle, Peter Kim
26650 The Old Road, Suite 110
Valencia, CA 91381
Phone: (661) 222-3200

Engineer:
RBF Consulting
Rick Carrell, Detlef Kopp
14725 Alton Parkway
Irvine, CA 92618
Phone: (949) 472-3505

Sincerely,

PARDEE HOMES
James C. Bizzelle, III
Vice President Community Development

RP

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
TRACT NO. 48086 (Amend.)

LETTER AND MAP DATED 05-16-2007

We have no objections to the amendment requests. The following reports/conditions are recommended for inclusion in the conditions of tentative approval

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

2. Comply with the attached 2-page drainage/grading conditions.

3. Comply with the attached 2-page geology/soils conditions.

4. Comply with the attached 4-page Road conditions.

5. Comply with the attached 1-page Sewer conditions.

6. Comply with the attached 1-page Water conditions.

7. Comply with all other previously approved conditions to the satisfaction of Public Works.

HW

Prepared by Henry Wong Phone (626) 458-4921 Date Rev. 07-03-2007

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

TRACT MAP NO. 48086 **REVISED AMENDED TENTATIVE MAP DATED 05/16/07**

DRAINAGE CONDITIONS

1. Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.

2. Place a note of flood hazard on the final map and delineate the areas subject to flood hazard. Show and label all natural drainage courses. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.

3. Provide fee title lot for debris basins/inlets to the satisfaction of the Department of Public Works.

4. Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).

5. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.

6. Comply with Caltrans permit conditions for encroaching and connecting to their drainage systems.

7. Contact the Corps of Engineers to determine if a permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).

8. Prior to recordation of the final map, form an assessment district to finance the future ongoing maintenance and capital replacement of SUSMP devices/systems identified on the latest approved Drainage Concept. The developer shall cooperate fully with Public Works in the formation of the assessment district, including, without limitation, the preparation of the operation, maintenance, and capital replacement plan for the SUSMP devices/systems and the prompt submittal of this information to Land Development Division. The developer shall pay for all costs associated with the formation of the assessment district. SUSMP devices/systems shall include but are not limited to catch basin inserts, debris excluders, biotreatment basins, vortex separation type systems, and other devices/systems for stormwater quality.

9. Prior to recordation of the final map, the developer shall deposit the first year's total assessment for the entire assessment district, based on the engineers estimate as approved by Public Works. This will fund the first year's maintenance after the facilities are accepted. The County will collect the second and subsequent years' assessment from the owner(s) of each parcel within the assessment district.

10. The alternative shown in lieu of the elementary school site must comply with the requirements of the revised drainage concept / Hydrology / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 05/10/07 to the satisfaction of Public Works.

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

TRACT MAP NO. 48086 **REVISED AMENDED TENTATIVE MAP DATED 05/16/07**

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GRADING CONDITIONS:

1. Comply with the requirements of the revised drainage concept / Hydrology / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 05/10/07 to the satisfaction of Public Works.

2. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

Name Ernesto Rivera Date 06/12/07 Phone (626) 458-4921
ERNESTO J RIVERA

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
1 Geologist
__ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 48086 **TENTATIVE MAP DATED** 5/16/07 (Revision)
SUBDIVIDER ASL Sand Canyon, LTD **LOCATION** Spring Canyon
ENGINEER RBF Consulting
GEOLOGIST & SOILS ENGINEER The J. Byer Group, Inc. **REPORT DATE** 6/22/05, 4/19/05, 1/31/05

Additional reports reviewed: Pacific Soils Engineering, Inc.: 5/15/00, 12/17/97, 11/12/97.

[X] **TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

[X] The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.

[X] A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.

[X] All geologic hazards associated with this proposed development must be eliminated,

or

delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.

[ ] A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____ refer to the Soils Report(s) by _____ ,dated _____ ."

[X] The Soils Engineering review dated 6/19/07 is attached.

[ ] **TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

[ ] This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.

[ ] The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.

[ ] Geology and/or soils engineering reports may be required prior to approval of building or grading plans.

[ ] Groundwater is less than 10 feet from the ground surface on lots _____

[ ] The Soils Engineering review dated _____ is attached.

Prepared by _____ Reviewed by _____ Date 6/18/07
Geir R. Mathisen

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

SOILS ENGINEERING REVIEW SHEET

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

District Office 8.2
PCA LX001129
Sheet 1 of 1

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

Tentative Tract Map	48086
Location	Spring Canyon
Developer/Owner	ASL Sand Canyon, LTD
Engineer/Architect	RBF Consulting
Soils Engineer	The J. Byer Group, Inc. (JB 19660-B)
Geologist	The J. Byer Group, Inc.

Review of:

Tentative Map Dated by Regional Planning **5/16/07 (rev.)**
Previous Review Sheet Dated 6/15/06

ACTION:

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

REMARKS:

1. At the grading plan stage: Provide additional direct shear test results to verify shear strength parameters utilized within the slope stability analyses (i.e. older alluvium, compacted fill, Tmc, etc.). Also, provide additional geotechnical cross sections and slope stability analyses at 40-scale for the natural descending slope along the eastern portion of the subject site (i.e. Lots 302-316, etc.). Recommend mitigation if factors of safety are below County minimum standards.

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

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:
ONSITE SOILS ARE CORROSIVE TO FERROUS MATERIALS.

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

Prepared by Jeremy Wan Date 6/19/07

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

We have no objection to the amendment requests. The following revised conditions are recommended for inclusion in the tentative approval:

1. This previously approved road condition, "*Adjust the location of the PRC on "B" Street near Lot 154 so that it is either at or outside the BCR of "F" Street.*" is eliminated.

2. Adjust the location of the PRC on "B" Street so that it is either at or outside the BCR of "F" Street. If unavoidable, maintain a minimum centerline radius of 400 feet.

3. This previously approved portion of a road condition, "Dedicate right of way 32 feet from centerline on "B" St., "I" St. from "H" St. to "N" St., "J" St. from Valley Canyon Rd. to "K" St." is eliminated.

4. This previously approved portion of a road condition, "*Dedicate right of way 30 feet from centerline on "D" St. from "C" St. to "W" St., on "I" St. from "J" St. to "N" St., on "J" St. from "I" St. to "K" St., on "V" St., and on "T" St. from "H" St. to "U" St.*" is eliminated.

5. Dedicate right of way 30 feet from centerline on "B" St., on "D" St., on "I" St., on "J" St., "J" St. cul-de-sac south of Valley Canyon Rd., "V" St. from "A" St. to "U" St., and "T" St. from "H" St. to "V" St. plus additional right of way for a standard knuckle." Provide a unique name for the portion of "T" St. from the knuckle to "V" St.

6. This previously approved road condition, "*Dedicate right of way 29 feet from centerline on all remaining cul-de-sac streets.*" is eliminated.

7. Dedicate right of way 32 feet from centerline on Yellowstone Lane between Stonecrest Road and the westerly tract boundary. Permission is granted to reduce the parkway from 12 feet to 3 feet on the south side of Yellowstone Lane adjacent to the Freeway 14 right of way (Typical Section D-D) only at locations to the satisfaction of Public Works. Sidewalk is not required on south side of Yellowstone Lane between Stonecrest Road and the westerly tract boundary (Typical Sections C-C and D-D).

8. Dedicate right of way 29 feet from centerline plus additional right of way for a standard cul-de-sac bulb on "C" St. west of "D" St., "D" St., "E" St. west of "B" St., "F" St., "G" St., "J" St. north of "I" Street, "L" St. south of "K" St. and north of "M" St., "M" St., "N" St., "O" St., "V" St. west of "U" St., "W" St., "X" St., and "Z" St.

+1(a)

9. Dedicate vehicular access rights on "X" St. from the school lot. If the Department of Regional Planning requires the construction of a wall, complete access rights shall be dedicated.

10. If the "Alternative to Elementary School Site" detail is used, dedicate right of way 30 feet from centerline on "P" St. including the cul-de-sac street, 29 feet from centerline plus additional right of way for a standard cul-de-sac bulb on "R" St., and "Q" St.

11. Permission is granted to reduce the road right of way from 32 feet to approximately 23 feet from centerline on the easterly half of Stonecrest Road in the vicinity under the Antelope Valley Freeway adjacent to the proposed equestrian/wildlife trail to the satisfaction of Public Works. Sidewalks are not required on the east side of Stonecrest Road in the vicinity under the freeway adjacent to the proposed equestrian/wildlife trail. The proposed equestrian/wildlife trail shall be located outside of the road right of way.

12. This previously approved road condition is modified to, "*Provide adequate landing area at a maximum 3% grade on all "tee" intersections* except "F" St. and "Z" St. *to the satisfaction of Public Works.* Permission is granted to provide adequate landing area at a maximum grade of 4 percent on "F" St. and "Z" St."

13. This previously approved portion of a road condition, "*Provide intersection sight distance commensurate with a design speed of 40 mph (415 feet) on "A" St. from "V" St.; on "B" St. from "F" St. (southerly direction); and on Valley Canyon Rd. from "A" St.*" is eliminated.

14. Provide intersection sight distance for a design speed of 40 mph (415 feet) on "A" St. from "B" Street (northerly direction) and from "O" Street (southerly direction); on "H" St. from "I" St. (westerly direction); and on Valley Canyon Rd. from the proposed driveways serving Lot 498 (both directions). Line of sight shall be within right of way or dedicate airspace easement to the satisfaction of the Department of Public Works. Additional grading may be required.

15. This previously approved road condition is modified to, "*Provide intersection sight distance commensurate with a design speed of 30 mph (310 feet) on "E" St. from "C" St.* (southerly direction), ~~*on "J" St. from "I" St. (southerly direction); on "V" St. from "S" St.* (southerly direction); *and on "T" St. from "U" St. (northerly direction).*~~ *Line of sight shall be within right of way or dedicate airspace easement to the satisfaction of the Department of Public Works. Additional grading may be required.*"

16. This previously approved road condition is modified to, "*Provide stopping sight distance commensurate with a design speed of 30 mph along all points of the ~~375~~ 365-foot-radius curve on "E" St. in the vicinity of ~~lots 116 through 125~~ Lots 93 to 106. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of the Department of Public Works. Additional grading may be required.*"

17. In determining the adequate sight distance with respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the top of curb (TC) or flow line (FL) prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6 feet from TC as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present). The lines of sight and/or airspace easements as depicted on the amendment map are not necessarily approved.

18. This previously approved portion of a road condition, "*Permission is granted for street grades up to 12% on the offsite portion of Valley Canyon Rd. within Tract 36943 and 11.5% on "E" St. only at locations to the satisfaction of Public Works.*" is eliminated.

19. Permission is granted for street grades up to 12.5% on the off-site portion of Valley Canyon Rd. within Tract 36943 and 11% on "E" St. only at locations to the satisfaction of Public Works.

20. This previously approved road condition, "*A deposit is required to review documents and plans for final map clearance.*" is eliminated.

21. If applicable, provide a longer driveway on Lot 521 (elementary school site) to avoid queuing problems on Valley Canyon Road and for a more efficient drop-off/pick-up area to the satisfaction of Public Works.

22. Prepare signing and striping plans for Valley Canyon Rd. within or abutting this subdivision to the satisfaction of Public Works.

23. Prior to recordation of the phase containing Lot 521 and/or prior to issuance of building permit(s) for Lot 521, the developer shall coordinate with and notify the Sulphur Springs School District (SSSD) that the preliminary school site plan, traffic circulation plan, the informational packets or brochures, and the student drop-off/pick-up procedures shall be prepared and submitted to our Traffic and Lighting Division for review and approval. We recommend a mechanism for enforcement and levying of non-compliance penalties be included in the plan. The SSSD shall prepare informational packets containing the approved student drop-off/pick-up procedures and provide them to the parents/guardians of the students.

24. Comply with all other previously approved conditions to the satisfaction of Public Works.

HW

Prepared by John Chin Phone (626) 458-4915 Date 06-27-2007

tr48086ra-rev3(05-16-07).doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 48086 (Amend.)

TENTATIVE MAP DATED 05-16-2007

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

1. The subdivider shall install and dedicate main line sewers and serve each building/lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.

2. The subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. The sewer area study and outlet approval shall also be reviewed and approved by the City of Santa Clarita. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

3. If the existing sewer system is found to have insufficient capacity, upgrade the proposed and existing sewerage system (both on and off-site) to the satisfaction of Public Works.

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

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

6. The subdivider shall install off-site sewer mainline to serve this subdivision to the satisfaction of Public Works.

7. The subdivider shall provide any necessary off-site easements to construct the off-site sewer improvements to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements and/or right of way.

+1CJ

Prepared by Julian A. Garcia Phone (626) 458-4921 Date 06-27-2007

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 48086 (Amend.)

TENTATIVE MAP DATED 05-16-2007

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

1. A water system maintained by the water purveyor (including off-site pump station), with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.

3. Install off-site water mainline to serve this subdivision to the satisfaction of Public Works.

4. Easements (including off-site easements) shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.

5. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

6. Depict all line of sight easements on the landscaping and grading plans.

HW

Prepared by Lana Radle Phone (626) 458-4921 Date 06-25-2007

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 48086 Map Date May 16, 2007

C.U.P. 89-213 Vicinity Spring Canyon

☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881–2404.

☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.

☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.

☒ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.

☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.

☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.

☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).

☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.

☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.

☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.

☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.

☐ The Fire Department has no additional requirements for this division of land.

Comments: **The proposed passive park located off "H" Street shall provide for a minimum paved width of 24'. The on-site driveway shall be designed to the satisfaction of the Fire Department and Public Works Department. Individual flag lots shall provide adequate widths necessary to accommodate 20' of paved vehicular access, provide verification of said width on the final map.**
Attached are the Conditions of Approval for Lot 495, Fire Station Site

By Inspector: *Janna Masi* Date August 8, 2007

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No. TR 48086 Tentative Map Date May 16, 2007

Revised Report yes

☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.

☒ The required fire flow for public fire hydrants at this location is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

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

☐ Fire hydrant requirements are as follows:

Install 41 public fire hydrant(s). Upgrade / Verify existing ____ public fire hydrant(s).

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

☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location: ____

☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.

☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.

☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.

☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.

☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: ____

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector *Janna Masi* Date August 8, 2007

COUNTY OF LOS ANGELES FIRE DEPARTMENT

CONDITIONS OF APPROVAL – VTTM 48086
FIRE STATION 100 SITE REQUIREMENTS

DEVELOPER shall convey an improved FIRE STATION SITE to the DISTRICT (actual title to be transferred to "Consolidated Fire Protection District of Los Angeles County") prior to the issuance of the building permit for the 50th unit for VTTM 48086(1). DEVELOPER shall improve the FIRE STATION SITE at its sole cost and expense (the only compensation due the DEVELOPER is a credit for developer fees equal to the appraised value of the improved site as provided through a Developer Fee Credit Agreement(2)). Improvements shall include:

1. The FIRE STATION SITE shall have a minimum net buildable pad of 1.10 acres (gross lot size is 1.40 acres).
2. Grading of the FIRE STATION SITE must meet the following minimum requirements: **a building pad area** that measures **217'** (width, fronting a public street) X **229'** (depth). The pad shall be graded flat to +/- 0.1 and tops and toes of slopes to +/- 0.3. The required pad dimensions shall be free of any easements, slopes or any other conditions that would restrict full use of the pad area. The site is to be graded in relation to the street which fronts the site such that the emergency vehicle egress and ingress driveways can be constructed with a 2% maximum slope. The emergency egress driveway begins at the rear of the 12' approach and extends sixty feet to the apparatus doors. The ingress driveway begins at the back of the 12' approach and extends fifty feet into the property.
3. A two-inch diameter domestic water line with a meter box and jumper installed to a DISTRICT approved location. Point of connection shall extend into the FIRE STATION SITE a minimum of 12'0" from the property line (P/L). DEVELOPER will obtain and provide the DISTRICT with a "Will Serve Letter" from the water purveyor.
4. A one-inch irrigation water line (reclaimed if available) with a meter box and jumper installed to a DISTRICT approved location. Point of connection shall extend into the FIRE STATION SITE a minimum of 12'0" from the P/L. DEVELOPER will obtain and provide the DISTRICT with a "Will Serve Letter" from the water purveyor.
5. A six-inch diameter fire sprinkler service line installed to a DISTRICT approved location. Point of connection shall extend into the FIRE STATION SITE a minimum of 12'0" from the P/L with a shut-off valve located within the public street.
6. A fire hydrant within the public right-of-way fronting the address side of the FIRE STATION SITE as approved by the Los Angeles County Fire Department, Fire Prevention Division.
7. A 6" sewer lateral installed to a DISTRICT approved location. Point of connection shall extend into the FIRE STATION SITE a minimum of 12'0" from the P/L. DEVELOPER will obtain and provide the DISTRICT with a "Will Serve Letter" from the permitting agency.
8. A storm drain connection (sized to accommodate both onsite and DISTRICT approved offsite drainage) installed to a DISTRICT approved location. The invert of the storm drain pipe must be at an elevation that allows for collection of all surface flows and piped drainage systems. Point of connection shall extend into the FIRE STATION SITE a minimum of 12'0" from the P/L.
9. Electric Service, (208/120 V, 3 Phase, 4 Wire, 800 Amps) stubbed to a DISTRICT APPROVED location. Point of connection shall extend into the FIRE STATION SITE a minimum of 12'0" from the P/L.
10. Telephone Service, 25 pair phone line (fiber optics if available) stubbed to a DISTRICT APPROVED location. Point of connection shall extend into the FIRE STATION SITE a minimum of 12'0" from the P/L.
11. Television Service, stubbed to a DISTRICT APPROVED location. Point of connection shall extend into the FIRE STATION SITE a minimum of 12'0" from the P/L.
12. Natural gas, 1" line stubbed to a DISTRICT approved location. Point of connection shall extend into the FIRE STATION SITE a minimum of 12'0" from the P/L.
13. Install flex post at the termination points of all required wet and dry utilities. The flex post shall be imbedded 2'0" into the ground and extend 4'0" above the ground. Each utility must be clearly identified on the top of the flex post.

COUNTY OF LOS ANGELES FIRE DEPARTMENT

CONDITIONS OF APPROVAL – VTTM 48086
FIRE STATION 100 SITE REQUIREMENTS

14. All offsite public right-of-way improvements fronting the FIRE STATION SITE which at a minimum shall include: curbs, gutters, streets, sidewalks, parkway landscaping, driveway approaches (maximum of 3), traffic signs, traffic signal, street lights and median breaks with full turn movements at both the emergency vehicle egress driveway and ingress driveway.

15. As required by the DISTRICT, installation of a traffic signal(s), with FIRE STATION SITE preemption, that allows for controlled access from the FIRE STATION SITE emergency egress driveway onto the public roadway fronting the FIRE STATION SITE. (In addition, the FIRE DEPARTMENT shall have the ability to control/preempt the signals at Spring Canyon & Soledad Canyon Road). The traffic signal(s) must be operational by the time the fire station is placed into service.

16. The Completion of a Phase I Site Assessment, and if warranted, a Phase II Site Assessment, and removal or remediation of any hazardous materials located at or adjacent to the FIRE STATION SITE, as required by all applicable Federal, State and local laws (to be provided at the completion of all required site improvements).

17. **Verification of full compliance with the "California Environmental Quality Act" for the development and operational impacts associated with a first responder fire station. Written verification must be obtained from the County of Los Angeles Regional Planning Department.**

18. The FIRE STATION SITE shall be free of any soils and geological hazards. The County / City approved geo-technical reports for the underlying and adjacent grading must be submitted to the DISTRICT for review and approval.

19. The DEVELOPER must provide verification from the Los Angeles County Department of Public Works, Flood Control Division, that the FIRE STATION SITE is located outside of the 50-year capital flood zone.

20. A geo-technical report that meets the requirements of the California Geological Survey (CGS) Note 48 "Checklist for the Review of Engineering Geology and Seismology Reports for California Public Schools, Hospitals, and Essential Services Buildings (fire stations)" must be submitted to the DISTRICT for review and approval. The DISTRICT will also obtain a third party peer review of the report. For information regarding the CGS Note 48 refer to the following website:
http://www.conservation.ca.gov/cgs/information/publications/cgs_notes/index.htm

21. Provide the following property monuments: 1.5" iron pipes with brass markers at all corners and angle points, chisel crosses at curb lines.

22. Any common property line walls either existing or to be built by the Developer must be engineered and built to a minimum height of 8'0". Wall plans must be submitted to the DISTRICT for review and approval.

23. All driveway approaches shall be constructed to commercial standards with a 12'0" cross section (8'0" of grade change (invert of gutter to ADA sidewalk) and 4'0" ADA sidewalk). The approaches shall be engineered to accommodate Fire Department apparatus weighing up to 80,000 pounds.

24. All required erosion control devices shall be in place prior to transfer to the DISTRICT.

25. The FIRE STATION SITE shall be fenced on all sides with 6'0" chain link (new material) and a 20'0" double wide gate. Those fencing sections facing public streets shall include tan colored screening slats.

26. The FIRE STATION SITE shall be free of vegetation, trash and other construction debris at time of transfer to the DISTRICT.

27. The FIRE STATION SITE shall be free of easements, except as expressly approved by the DISTRICT.

28. A current American Land Title Association survey (ALTA) must be submitted to the DISTRICT for review and approval.

29. The FIRE STATION SITE shall not contain slopes or hillsides for the DISTRICT to maintain. The DEVELOPER must arrange for the sloped area to be maintained by a third party, such as a Landscaping Maintenance District (LMD), at no cost to the DISTRICT.

COUNTY OF LOS ANGELES FIRE DEPARTMENT

CONDITIONS OF APPROVAL – VTTM 48086
FIRE STATION 100 SITE REQUIREMENTS

30. Provide the DISTRICT with the information outlined on the "Request for Information" (RFI) form.
31. Remediation of any defects of the property to the satisfaction of the DISTRICT.
32. Any other requirements as reasonably determined by the DISTRICT that are necessary before construction of a fire station can begin on the FIRE STATION SITE.

(1) Developer shall provide a copy to and receive approval of the title language for the FIRE STATION SITE from the Fire Department Planning Division prior to Land Development's final map clearance.

(2) Prior to a developer fee credit being issued, an agreement must be approved by the Los Angeles County Fire District. No refunds of developer fees are made for any building permits issued prior to developer fee credit issuance. This agreement takes approximately 30 days to process after DEVELOPER has submitted approved copies to the DISTRICT. The Fire Chief of the DISTRICT and the DEVELOPER may modify these requirements as mutually agreeable and set in the developer fee credit agreement.

Revised: August 6, 2007

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"
Russ Guiney, Director

August 1, 2007

Ms. Susan Tae, AICP
Land Divisions/Research Section
Department of Regional Planning
320 West Temple Street, Room 1346
Los Angeles, California 90012

Dear Ms. Tae:

SPRING CANYON
CONDITIONS OF MAP APPROVAL
AMENDED VESTING TENTATIVE TRACT MAP 48086
Regional Planning Map dated May 16, 2007

The Department's recommended park and open space conditions of map approval are listed below for Amended Vesting Tentative Tract Map (AVTTM) 48086 and in the Park Obligation Report and Worksheet attached to this letter. Neither the "active" park on Lot 500 nor the "passive" park on Lot 497 will be conveyed to the County; however, Condition 41 of Conditional Use Permit No. 96-044-(5) approved by the Board of Supervisors on August 3, 2004 provides that the expenditures the permittee makes on required improvements to these parks be credited against the subdivision's remaining Quimby obligation otherwise payable by the permittee, and that the permittee shall otherwise bear the entire costs to complete such park improvements.

1. Dedicate natural open space Lot 501 and Lot 502 to the County.

2. Create a Landscaping and Lighting Act District (LLAD) prior to the County accepting title to the open space lots for the mutual benefit of Subdivider and the County to maintain the trails and open space lots. When LLAD maintenance areas are planned on private, fee simple lots, LLAD easements must be recorded prior to clearance of final (unit) maps by the Department.

3. Active Park (Lot 500)

   3.1. Complete the active park to the satisfaction of the Department prior to the Department clearing the 213th residential unit for recordation or any unit map which when cleared by the Department would result in more than 213 units being cleared.

3.2. The active park shall be approximately 18 acres in size (includes slopes) with a total usable pad of approximately 4.30 acres and consisting of at least the following improvements: parking lot, youth soccer field, recreational turf and landscaping, and restroom facilities in accordance with the plans approved by the Department's Design Review Committee on October 31, 2005.

4. Passive Park (Lot 497)

4.2. The developer shall complete the passive park to the satisfaction of the Department prior to the Department clearing the 380th residential unit for recordation or any unit map which when cleared by the Department would result in more than 380 units being cleared.

4.2. The passive park shall consist of turf, irrigation, and other improvements consistent with the plans approved by the Department's Design Review Committee on October 31, 2005.

5. Prior to the Department clearing the first final (unit) map:

5.1. Enter into a Park Development Agreement (PDA) with the Department for development of the parks on Lot 500 (active park) and Lot 497 (passive park) and post Faithful Performance and Labor and Materials bonds with the Department to cover design and construction of the parks in accordance with cost estimates for the parks. The PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on August 8, 2006, and the content of the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works (DPW).

5.2. Prior to the Department clearing the unit map containing either the active or passive park, Subdivider shall deliver the final version of the covenants, conditions and restrictions (CC&Rs) requiring the park lots to be used for park purposes only and to be owned, operated, and maintained by the homeowner's association ("Association"), along with a letter stating that the CC&Rs will be recorded after the recordation of the final map and approval by the Department of Real Estate. The CC&Rs shall contain the following provision: "the active park shall, at all times and under all conditions, be equally open and available to residents and nonresidents of the subdivision and there shall be no discrimination against or preference, gratuity, bonus or other benefit given residents of the subdivision not equally accorded non-residents of the subdivision." Recorded copies of the CC&Rs shall be delivered to: County of Los Angeles Department of Parks and Recreation, 510 S. Vermont Avenue, Room 201, Attention:

Chief of Planning, Los Angeles, CA 90020. The unit map containing respectively the active or passive park shall contain a notation dedicating to the County the right to prohibit residential construction on the park lot and each park lot shall be clearly labeled on the final map.

5.3. Submit critical path method (CPM) schedules for completing the active park and passive park (one for each park) encompassing design development submittals, and submittals required for the various stages of construction document development, permits and approvals, including the encroachment permit from Caltrans, and park construction and completion dates. Subdivider shall update the Park Delivery Schedule on a monthly basis to show actual progress compared to planned progress and submit the updates to the Department on the first County business day of each month. If as a result of these monthly schedule updates it appears that the Park Delivery Schedule does not comply with the critical path, the Subdivider shall submit a Recovery Schedule as a revision to the Park Delivery Schedule showing how all work will be completed within the period for park delivery. In the event Subdivider fails to comply with this condition, the Department shall give written notice to Subdivider describing such breach. Notice is deemed given when sent by Certified Mail, Return Receipt Requested with postage prepaid addressed to Subdivider, or by a reliable over-night courier with charges prepaid, or by personal delivery to Subdivider's relevant address set forth in the PDA. Failure to comply with this condition, or to complete construction by the thresholds established in Condition 3.1 or Condition 4.1, may result in the Department not clearing additional units/maps to record until the respective park is built and/or updated park delivery schedule is received.

6. Subdivider shall pay prevailing wage for the park improvements. Subdivider shall receive a Quimby parkland credit in an amount not to exceed $180,254 for the park improvements, calculated as shown on the attached Park Obligation Report and Worksheet. Subdivider shall otherwise bear the entire costs to complete the park improvements.

7. Subdivider is responsible for developing the parks in accordance with the park improvement plans approved by the Department, using standard construction activities and responsible contractors licensed by the State of California to perform this type of work. Sole responsibility for completion of the park improvements, and payment of all costs incurred, lies with Subdivider.

8. Obtain all applicable jurisdictional approvals, comply with all applicable federal, state, and local laws, rules, codes, and regulations; obtain, coordinate and pay for all studies, permits, fees and agency inspections required to design and build

the parks; provide one (1) copy of all studies, permits, inspection reports, and written approvals to the Department's representative; provide the County with certification that any playground constructed within the parks meet American Society for Testing and Materials (ASTM) standards, United States Consumer Product Safety Commission (USCPSC) standards, and all State of California accessibility playground guidelines.

9. Submit to the Department park plans and specifications to the Department for review and approval during the design development stage, fifty percent (50%), seventy five percent (75%), ninety percent (90%), and one hundred percent (100%) stages of construction document development. Specifications and a grading plan (scale: 1 inch = 40 feet, or as required by the Department) shall be submitted to the Department concurrent with the final grading plan submittal to DPW. The respective stage of each submittal shall be clearly labeled on the drawings. Plan submittals shall be made by giving the Department three (3) sets of drawings and a CD-ROM containing the drawings in AutoCad 2000 format. The Department shall have twenty-one (21) County business days from receipt of any design/construction document submittal to review and approve it. If the Department does not respond within said time period, the submittal shall be deemed approved by the Department. Any corrections or changes made by the Department during review of one stage shall be incorporated into a revision of the current drawings and specifications and resubmitted for the Department's approval of the next said stage unless it is determined that the change is significant whereas the construction document would be resubmitted prior to permission by the Department for Subdivider to proceed with the next stage.

10. Provide the Department with written Notice of Construction Commencement for each park. Construction Commencement is defined as when the Subdivider starts precise grading and/or installing utilities for the park. The Construction Phase is defined as the period of time from said notice to the date the Department issues its Notice of Approval of Completed Park Improvements, inclusive of the 90-day plant establishment period. Upon completing park construction, and obtaining final sign off from DPW on all code compliance issues, notify the Department in writing by submitting a Notice of Completion of Park Construction. Within thirty (30) days after receipt of said notice, Department shall inspect the park and reasonably determine whether or not the park improvements have been constructed in accordance with the construction documents, and to a level of quality and workmanship for the Department to issue its Notice of Approval of Completed Park Improvements. If park construction is unacceptable, within fifteen (15) County business days after inspection, Department shall provide Subdivider with a list of items that need to be corrected, after receipt of said list, in order for the Department to issue its Notice of Approval of Completed Park Improvements, or issuance of said notice will be delayed until the items on the list are corrected.

11. Designate and identify a project manager who will oversee design and construction of the parks. The project manager shall communicate by providing written documentation via facsimile, e-mail, or mail to County's representative and abide by County's requirements and direction to ensure acceptable park completion; provide County with reasonable access to the park sites and the park improvements for inspection purposes and at a minimum shall initiate and coordinate the following inspections and approvals during the course of construction with not less than two (2) County business days advanced notice of any request for inspection or approval: (1) contractor orientation/pre-construction meeting; (2) construction staking and layout; (3) progress/installation inspections to be scheduled on a weekly basis or as required to insure conformance with construction documents; (4) irrigation mainline and equipment layout; (5) irrigation pressure test; (6) irrigation coverage test; (7) weed abatement after abatement cycle, to review degree of kill; (8) plant material approval; (9) plant material/Hydroseed/pre-maintenance inspection; (10) substantial completion and commencement of maintenance period; (11) final walk through and approval. Continued work without inspection and approval shall make Subdivider and its subcontractors solely responsible for any and all expenses incurred for required changes or modifications. County reserves the right to reject all work not approved in conformance with this condition.

12. During park construction and for each respective (active, passive) park, developer shall submit a schedule of values and progress payment statements at least quarterly with supporting documentation sufficient for the Department to verify the developer's construction cost expenditures for Quimby credit.

13. Upon completing construction of each private park, and after Subdivider having first obtained final sign off from DPW on all code compliance issues, Subdivider shall notify the Department in writing by submitting a Notice of Completion of Park Construction. Within thirty (30) County business days after receipt of said notice, the Department shall inspect the park and reasonably determine whether or not the park improvements have been constructed in accordance with the construction documents, and to a level of quality and workmanship for the Department to issue its Notice of Approval of Completed Park Improvements. If park construction is unacceptable, within fifteen (15) County business days after inspection, the Department shall provide Subdivider with a list of items that need to be corrected after receipt of said list in order for Department to issue its Notice of Approval of Completed Park Improvements, or issuance of said notice will be delayed until the items on the list are corrected.

Should you have any questions regarding this matter, please contact Mr. James Barber of my staff at (213) 351-5117.

Sincerely,

Larry Hensley
Chief of Planning

LH:JB (c: AVTTM 48086 Spring Canyon)

Attachments
1. Park Obligation Report & Worksheet

c: Kathleen Ritner, Jim McCarthy, Susan Pearson (Parks and Recreation)
Patrick Malekian (LLAD)
Roger Hernandez, CAO Real Estate Division

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **48086**	DRP Map Date:**05/16/2007**	SCM Date: / /	Report Date: **08/02/2007**
Park Planning Area # **43B**	**AGUA DULCE / ACTON**		Map Type:**REV. (REV RECD)**

Total Units **531** = Proposed Units **531** + Exempt Units **0**

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

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

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

Park land obligation in acres or in-lieu fees:

ACRES:	**4.95**
IN-LIEU FEES:	**$180,254**

Conditions of the map approval:

Developer shall receive Quimby credit for park improvements up to $180,254 and shall otherwise bear the entire costs to complete the private park improvements. Also see attached letter dated August 1, 2007 for additional Department conditions.

The park obligation for this development will be met by:

Contributing $180,254 in park improvements.
Conditions of approval attached to report.

Trails:

See also attached Trail Report. For trail requirements, please contact Robert Ettleman, Trails Coordinator at (213) 351-5134.

Comments:

In-lieu fee based on fee schedule in effect on 08/03/04 Board approval date.

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

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

By: James Barber

James Barber, Developer Obligations/Land Acquisitions

Supv D 5th
August 01, 2007 15:04:06
QMB02F.FRX

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **48086**	DRP Map Date: **05/16/2007**	SMC Date: **/ /**	Report Date: **08/02/2007**
Park Planning Area # **43B**	**AGUA DULCE / ACTON**		Map Type: **REV. (REV RECD)**

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

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

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

Where:

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

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

U = Total approved number of Dwelling Units.

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

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

Total Units **531** = Proposed Units **531** + Exempt Units **0**

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.11**	**0.0030**	**531**	**4.95**
M.F. < 5 Units	2.02	0.0030	0	0.00
M.F. >= 5 Units	2.51	0.0030	0	0.00
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	**4.95**

Park Planning Area = **43B AGUA DULCE / ACTON**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	4.95	$36,415	**$180,254**

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
4.95	0.00	0.00	4.95	$36,415	**$180,254**

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"
Russ Guiney, Director

July 18, 2007

Ms. Tina Fung
Regional Planning Assistant II
Land Divisions Section
Department of Regional Planning
320 West Temple Street, Room 1346
Los Angeles, California 90012

Dear Ms. Fung:

TRAIL CONDITIONS OF MAP APPROVAL
Amended Vesting Tentative Tract Map # 48086
Map Dated: May 16, 2007

The Department of Parks and Recreation has completed the review of Amended Vesting Tentative Tract Map #48086. We currently have No Trail Hold on this amended vesting tentative tract map. Trail alignment as shown on map is approved. Applicant is required to construct the Spring Canyon variable width (6-12 foot) Trail within the twenty (20) foot easement to the satisfaction of the Department of Parks and Recreation trail standards. The Department is approving the trail alignment as shown, with the following conditions prior to final map recordation:

1. The exact following language must be shown for trail dedications prior to final map recordation:

   a. Title Page: We hereby dedicate to the County of Los Angeles, Department of Parks and Recreation a 20' width easement, designated as the Spring Canyon Trail.

   b. If a waiver is filed, a Plat Map depicting the trail alignment must accompany the waiver.

2. Request a 20' wide easement for the Spring Canyon Trail (SCVTAC).

3. Applicant to construct the variable-width (6-12) foot wide riding and hiking trail within the 20' easement to the Department of Parks and Recreation standards.

4. Full public access shall be provided for non-motorized multiuse of the trail easement.

5. If, open space lots 501 and 502 are dedicated to Los Angeles County, then Applicant is responsible to dedicate a twenty foot easement for the Spring Canyon Trail, where trail alignment meanders through proposed residential lots (279 through 412), as shown on map.

6. If, lot 500 is proposed as a private park, then the Applicant is responsible to dedicate a twenty-foot easement for the Spring Canyon Trail that meanders through the northern end, as shown on map.

7. Delineate on map approximate alignment of trail easement either within or outside of lot 598 if proposed as a private park. Note: Trail alignment is missing from north end of lot 598 to the Stonecrest Road under-crossing.

8. Delineate on map at prudent intervals along trail alignment: "20' LACOPR Non-Motorized Multiuse (Equestrian, Hiking and Mtn. Biking) Trail Easement."

9. Delineate on map sheet #4, within Detail "B," the proposed clearance height for the 8' wide section of the Spring Canyon Trail, that traverses outside the road right-of-way for the Stonecrest Road under-crossing. (Note: LACOPR requires a minimum of 10' clearance).

10. Applicant is responsible to negotiate a 20' trail easement for a portion of the Spring Canyon Trail that traverses roughly 800' within the Gas Line utility easement. See map sheet #3, south of the reservoir site, and northwest of lot 277, 278, and 279.

11. If trail narrows to six feet wide for more than five-hundred feet, supply turnaround for passing of trail users i.e. equestrians etc.

12. The Applicant shall provide the submittal of the rough grading plans, to include detailed grading information for the segment of trails the County will accept. The detailed grading information for the trail construction, shall include all pertinent information required, per Department trail standards and all applicable codes, but not limited to the following:

    a. Cross slope gradients not to exceed two percent (2%), and longitudinal (running) slope gradients not to exceed fifteen percent (15%) for more than 300 feet. The Department will review and allow slopes slightly greater than fifteen percent (15%) on a case by case basis.

    b. Typical trail section and details to include:

        - Longitudinal (running) gradients.

- Cross slope gradients.
- Name of trail.
- Width of trail or if requested by Department of Parks and Recreation, denote as variable width.

c. Bush Hammer finish at minimum width of trail for crossings at all concrete surfaces.

d. Appropriate retaining walls as needed.

e. Appropriate fencing where deemed necessary, for user safety and property security, as approved by the Department, etc.

f. Trail easement, must be outside of the road right-of-way.

13. The Applicant shall submit a cost estimate for the construction of the trails with the rough grading plans. An electronic copy (Autocad 2005 or newer version) of the rough grading plans shall also be submitted in a burned CD or DVD with the cost estimate.

14. After Department approval of the trail alignment shown on the rough grading plans, the Applicant shall post Faithful Performance and Labor and Materials (FPLM) bonds with the Department for construction of the trail.

15. The Applicant then shall submit a preliminary construction schedule showing milestones for completing the trail.

16. Prior to the start of trail construction, the Applicant's authorized representative (project manager, licensed surveyor, etc.) shall stake or flag the centerline of the trail. The Applicants representative shall then schedule a site meeting with the Department's Trail Coordinator for the Department's inspection and approval.

17. The Applicant's representative shall provide updated trail construction schedules to the Department on a monthly basis. All schedule submittals shall provide a "Two Week Look-Ahead" schedule, to reflect any modifications to the original schedule.

18. After completion of the trail, the Applicant shall notify the Department within five (5) business days for a Final Inspection Trail Walk.

19. After the initial Final Inspection Trail Walk, any portions of the constructed trail, not approved shall be corrected and brought into compliance, with the County of Los Angeles Department of Parks and Recreation Standards within thirty (30)

calendar days. Applicant shall then call for another final inspection with the Department.

20. Upon Department approval and acceptance of the trail construction, the Applicant shall:

    a. Issue a letter to the Department requesting acceptance of the dedicated trail.

    b. Submit copies of the As-Built Trail drawings.

If you have any questions and comments, please contact Robert Ettleman, Trails Coordinator, at (213) 351-5134.

Sincerely,

Larry R. Hensley
Chief of Planning

LH:RE:tls:Z:Trails:AVTTM48086_07c

c: Marc Cannon, (Pardee Homes), Adrianna Perez (RBF Enginering)
Tina Fung, (Department of Regional Planning)
James Barber, Patrick Reynolds, and Robert Ettleman (Parks and Recreation)

COUNTY OF LOS ANGELES
Public Health

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

JOHN F. SCHUNHOFF, Ph.D.
Chief Deputy

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

Bureau of Environmental Protection
Land Use Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm

BOARD OF SUPERVISORS

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June 26, 2007

RFS No. 07-0013832

Tract Map No. 48086

Vicinity: Soledad

Tract Map Date: May 16, 2006 (3rd Revision to Amendment)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Amended Vesting Tentative Tract Map 48086** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Newhall County Water District**, a public water system, which guarantees water connection and service to all lots.

2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #26** as proposed.

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

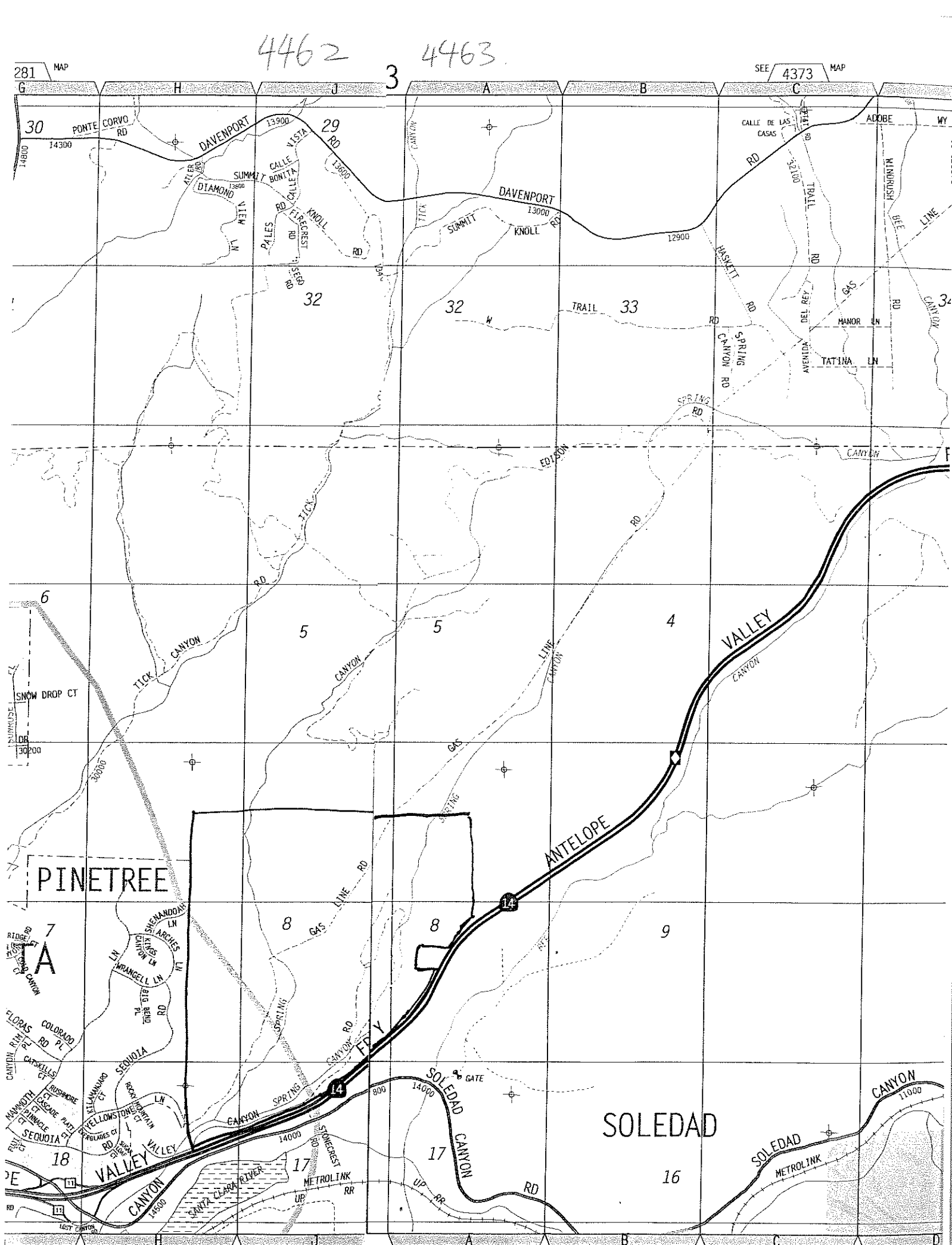
Respectfully,

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

4462 4463

281 MAP

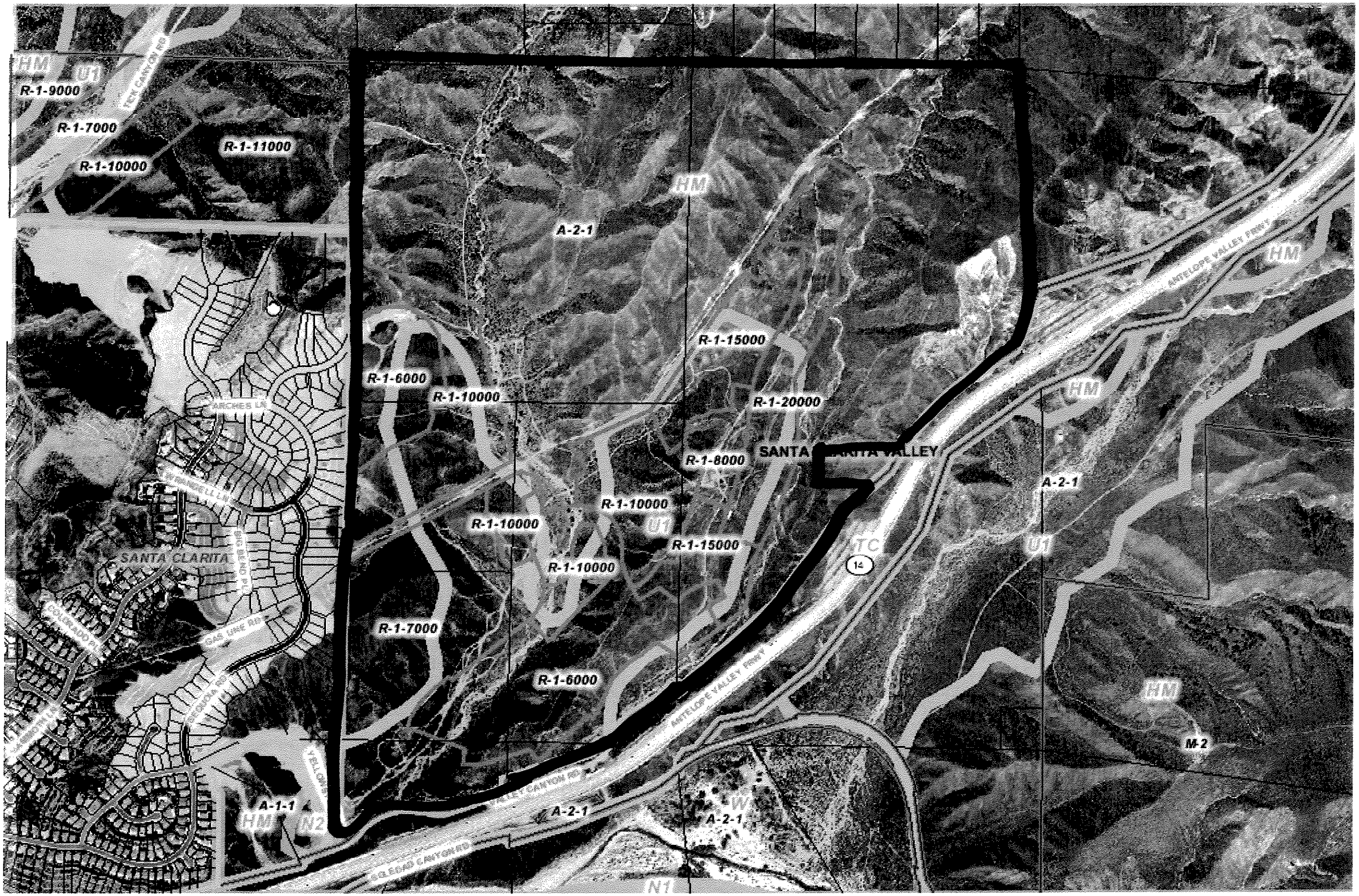
SEE 4373 MAP



gisNET department of regional planning

TR 48086

Printed On: Aug 16, 2007



Legend

- Parcel Boundary
- Arterial Street
  - Highway
  - Freeway
- Master Plan of Highways
  - Expressway - (e)
  - Expressway - (p)
  - Ltd. Secondary Highway - (e)
  - Ltd. Secondary Highway - (p)
  - Parkway - (e)
  - Parkway - (p)
  - Major Highway - (e)
  - Major Highway - (p)
  - Secondary Highway - (e)
  - Secondary Highway - (p)

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

Safety Related Stations (From TB)

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

- Zoning (Boundary)

Zoning

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

Landuse Policy (Not in Comm / Area Plan)

- 1 - Low Density Residential (1 to 6 du/ac)
- 2 - Low/Medium Density Residential (6 to 12 du/ac)
- 3 - Medium Density Residential (12 to 22 du/ac)
- 4 - High Density Residential (22 or more du/ac)
- C - Major Commercial
- I - Major Industrial
- O - Open Space
- P - Public and Semi-Public Facilities
- RC - Rural Communities
- R - Non-Urban
- TC - Transportation Corridor

Inland Waterbody

- Perennial
- Intermittent
- Dry

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



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Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET. The map should be interpreted in accordance with the disclaimer statement of GIS-NET.

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LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED:	February 6, 2025
HEARING DATE:	February 12, 2025 AGENDA ITEM: 7
PROJECT NUMBER:	96-044-(5)
PERMIT NUMBER(S):	Conditional Use Permit ("CUP") Modification No. RPPL2019002028
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	North of the Antelope Valley Freeway (SR-14) and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon
OWNER/APPLICANT:	Spring Canyon Recovery Acquisition LLC
INCLUSIONARY HOUSING ORDINANCE ("IHO"):	The Project is not subject to the IHO.
CASE PLANNER:	Marie Pavlovic, Senior Planner mpavlovic@planning.lacounty.gov

SUPPLEMENTAL MATERIAL

This supplemental memo provides the applicant's responses to Mountains Recreation Conservation Authority (MRCA) and SCOPE comments (Exhibit A).

Report Reviewed By: _____
Joshua Huntington, AICP, Supervising Regional Planner

Report Approved By: _____
Susan Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBIT	
Exhibit A	Applicant's response to MRCA and SCOPE comments.

RAINTREE
INVESTMENT CORPORATION

February 3, 2025

Marie Pavlovic, Senior Planner Subdivisions
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Raintree Investment Company on behalf of Spring Canyon Recovery Acquisition, LLC, provides the following responses to the Mountains Recreation and Conservation Agency appeal of the Hearing Officer's October 22, 2024, approval of Conditional Use Permit Modification RPPL2019002028. Conditional Use Permit Modification No. RPPL2019002028 was submitted as required by the Board of Supervisors approval of the fourth Amendment of Vesting Tentative Tract Map 48086. In approving the amendment map, the Board found that it was *appropriate to require the filing of a modification or elimination of conditions, pursuant to County Code Section 22.236 to ensure that the related CUP No. 96-044 is consistent with the conditions of approval for the Amendment*. Condition No. 20 required submittal of the Conditional Use Permit Modification application prior to final map recordation.

The MCRA cites four conditions in their appeal; the MCRA comments are in italicized text below. Our responses are in bold.

COA 15

COA 15 indicates the Project will grade 7,237,000 cubic yards of earth with no analysis of lead contamination to air or water quality despite Project materials that state: "... shooting, hunting, and off-road vehicle activity ... occurs on the site on an almost daily basis" (D-EIR, 4.6-15). The lack of lead analysis leaves the County open to liability should Project grading mobilize lead shot known to exist in Tapie and Spring Canyons.

The Draft Environmental Impact Report (DEIR) was prepared in 2000. Shooting, possible hunting, and heavy off-road vehicle use was noted in the DEIR due to unrestricted access to the property at that time. While it is possible some of these activities may continue to occur sporadically, the statement that such activities occur on an almost daily basis is most definitely no longer the case. Access to the site is no longer unrestricted as it is fenced, posted, and video monitored. Analyzing lead shot over the project site at the time of completion of the DEIR would have been speculative. Mitigation measures for air quality impacts are included in the MMRP and compliance with SCAQMD provisions is required. There is an approved grading plan and water quality plan for the project and provisions for safe handling of on-site soil, including any contamination, were included in preparation of these plans.

COA 15 requires the Project "shall be graded, developed, and maintained in substantial compliance with the approved Fourth Amended Vesting Tentative Tract Map No. 48086-(5) and Exhibit "A" (dated August 14, 2018)." This referenced Exhibit "A" claims to provide a Wildlife Undercrossing of future Yellowstone Lane in the southwest extent of the Project leading to the SR-14 Spring Creek culvert which eventually drains to the Santa Clara River Significant Ecological Area; however, "Development of the site as planned would eliminate the available [wildlife] linkage via the [SR-14] culvert. The on-site [Yellowstone Lane] culvert mouth would be surrounded by development and would not be used by any but the most tolerant wildlife species, such as raccoon and opossum. The loss of the scrub oaks and holly-leafed cherry in lower Tapie Canyon will be significant for local wildlife" (D-EIR, 4.6-23). Thus, what appears on paper as a Wildlife Undercrossing of Yellowstone Lane is actually a linkage to/from nowhere for regional wildlife except for the most urban-adapted species.

There is no direct mention of the wildlife undercrossing in Condition No. 15, nor is there any "claim" made by the Exhibit "A"; the Exhibit "A" depicts the project design proposed by the Fourth Amended Vesting Tentative Tract Map No. 48086-(5) which requested adjustment in timing of certain required conditions of approval and mitigation measures relating to sequencing and clarification for grading and road and infrastructure improvements, parks and trails improvements, and landscaping installation. The DEIR (D-EIR, 4.6-23) describes the original project with mitigation measures reflecting that design. However, the Mitigation Monitoring and Reporting Program (MMRP) prepared for the project (dated July 2003) and adopted by the Board of Supervisors on July 28, 2004, states that "the mitigation measures contained herein have been revised, where necessary, from those in the text of the Draft Environmental Impact Report in response to further project review and comments received during public circulation and the public hearing process." Improvement of the design of the wildlife corridor and undercrossing was added in response to public hearing comments and approved minor amendments to the vesting tentative tract map. The Fourth Amended Vesting Tentative Tract Map 48086 and the associated Exhibit "A" reflects the wildlife corridor revisions. The location of the wildlife corridor is also depicted on the landscape plan (REA201100276) approved July 1, 2020, As required by the adopted MMRP, a mitigation plan (Open Space and Wildlife Corridor Management Plan for Spring Canyon VTTM 48086, dated March 24, 2014, revised May 5, 2018) was reviewed by County staff prior to issuance of the final grading permit. This mitigation plan provides details on design, revegetation with native species and other specific requirements. In addition, Condition No. 45 requires mapping and replanting of holly-leaf cherry.

.

COA 15 similarly attempts to require a wildlife linkage at the off-site SR-14 "underpass at Stonecrest Road [that] is presently a significant choke-point and its importance will be magnified with the elimination of the [SR-14] culvert [linkage]. While the reconstruction (i.e., road widening to existing pillars, addition of a raised 5' sidewalk, and a separate 8'-wide, raised equestrian/wildlife trail) of site access at Stonecrest Road has been designed in attempt to reduce the significance of the project's overall impact on the regional wildlife movement corridor, wildlife movement may be significantly inhibited" (D-EIR 4.6-23). Again, what appears to be an on-paper wildlife linkage is an 8-foot-wide multi-use trail under the SR-14 Freeway with no visual, light, or noise shielding that will connect wildlife to Soledad Canyon Road that, if improved per plan, "... will provide for sight distance along Soledad Canyon Road for a 60 MPH design speed" (D-EIR

4.9-30). The Stonecrest Road wildlife linkage improvement must, at minimum, be amended to include wildlife exclusion fencing, with appropriate jump-outs, along both the north and south SR-14 rights-of-way, in order to prevent wildlife directed to the Stonecrest Road undercross from straying onto the SR-14 Freeway and allowing animals to escape the SR-14 exclusion fencing should they become trapped on the Freeway side.

Condition No. 15 does not state a requirement for a wildlife linkage, though it does note development shall be in compliance with the Fourth Amended Vesting Tentative Tract Map No 48086-(5) and the associated Exhibit "A" dated August 14, 2018. In addition, the MMRP describes the design requirements of the wildlife corridor, including the Stonecrest Road underpass, and they are incorporated in the mitigation plan (Open Space and Wildlife Corridor Management Plan) reviewed by Department of Regional Planning staff. The trail to/from the underpass is continued to Spring Canyon with native vegetation planted on either side. Lighting of the wildlife trail of the underpass will be minimal, and in compliance with County standards, with shielding as necessary.

Given the CDFW's inclusion of the Southern California Evolutionary Significant Unit of mountain lion as a candidate species for protection by the California Endangered Species Act (CESA), the Project will substantially affect a rare, threatened, or endangered species (or the habitat of such species), interfere with the movement of a migratory wildlife species, and substantially diminish habitat for wildlife. The increase of Soledad Canyon Road to 60 MPH will result in additional wildlife-vehicle collisions should wildlife attempt to use the Stonecrest Road wildlife linkage. Soledad Canyon Road speeds should be reduced to 35 MPH—with photo enforcement—if this is truly intended to be a wildlife corridor to/from the Santa Clara River.

Soledad Canyon Road is a two-lane road (one lane in each direction) with a posted speed limit of 50 mph, reduced to 30-40 mph in areas with significant curves. At the Stonecrest Road entrance shielded street lighting will be provided, though Soledad Canyon Road is otherwise unlighted. It is not certain that additional wildlife-vehicle collisions will occur, nor that a reduction in posted speed limit to 35 mph would prevent them. Photo enforcement of posted speed limits is not under the purview of the project developer.

COA 17

COA 17 attempts to improve COA 15's requirement for an 8-foot-wide multi-modal trail for wildlife linkage "with indigenous/native landscaping to guide wildlife on the riding-hiking-wildlife trail to the east and south across Soledad Canyon Road and out of the intersection" (Report to Hearing Officer dated October 8, 2024, pg. 7 of 15). However, as shown on Exhibit "A" (August 14, 2018) there is no opportunity to install vegetation in the Stonecrest Road undercross of SR-14 that would retain north- and south-bound Stonecrest Road traffic lane widths of at least 14 feet—vegetation encroachment into the multi-modal trail or at least one traffic lane would be required.

Condition No. 17 was expanded from the language in the original project approval (August 3, 2004) to incorporate language required by the Board of Supervisors approval of Fourth Amended Vesting Tentative Tract Map No. 48086-(5) on June 25,2019, which required landscaping with indigenous/native plants to provide for wildlife passage underneath Yellowstone Lane and east of the intersection of Stonecrest Road at Yellowstone Lane. This condition expands on Condition No. 45 that requires all landscaping will be locally indigenous species.

COA 17 updates the Project to include Oak Tree Permit No. 201300020 that included a re-survey of the property for oak trees in February 2013. Because this re-survey only included field data sheets for then Ordinance-sized trees, Oak Tree Permit No. 201300020 is outdated, insufficient, and must be supplemented with a current survey of all onsite oak trees to ensure none of approximate 2,650 oak trees that were deemed not subject to the Los Angeles County Oak Tree Ordinance from the 2013 re-survey have grown to become Ordinance-sized and protected trees.

The staff report prepared for Oak Tree Permit *201300020 describes that request as removal of four oak trees of six on-site trees of ordinance size scattered throughout the 555-acre project site. These four trees had not been of ordinance size at the time of approval of Oak Tree Permit 96-044, approved by the Board of Supervisors on August 3, 2004. The oak tree report prepared for OTP201200020 surveyed 2,653 trees with all determined to be hybrid scrub oaks. The report noted that the smaller trees were generally in good health with the larger trees exhibiting various types of damage, that there was little new growth, and that wind and weather damage had caused some defoliation. The report also noted all the on-site trees were surveyed and inventoried, though 2,095 of the trees were found to be less than 54 inches so measurements (DBH) were not necessary. It is unlikely that additional trees have grown to ordinance size and a resurvey of the entire site is not needed. However, it should be possible to review the field evaluations completed for trees that may have been nearing ordinance size in 2013.*

COA 17 amends the condition that the Permittee transfer the Open Space lots to a public agency, or non-profit conservation organization where a "... final executed agreement shall include a reasonable endowment for maintenance as agreed upon by the public agency, or non-profit agency, or non-profit conservation organization and permittee, and must be to the satisfaction of the Director" (Report to Hearing Officer dated October 8, 2024, pg. 6 of 15) that is insufficiently vague to deliver adequate public recreation and habitat and fire safety benefit for this stage of Project approvals.

As noted, Condition No. 17 requires agreement on a reasonable endowment for maintenance of open space lots by an appropriate agency. The condition is required to be completed prior to issuance of a certificate of occupancy so there is sufficient time to continue to work to finalize compliance with this condition.

COA 36

COA 36 adds solar panel and electrical upgrade components to the prior condition that was previously limited to water-saving devices and technology. Because this Project is located in a State-recognized Very High Fire Hazard Severity Zone, COA 36 must also impose structure hardening requirements including, but not limited to: closed eaves, metal roll-down shutters on all first floor windows for structures that abut open space lots, and sufficient HVAC systems for all occupied structures to allow residents and school attendees to shelter-in-place.

It is anticipated that the Los Angeles County Fire Department will shortly provide guidance on enhanced construction standards for structure hardening such as use of Class A fire resistant roofing, tempered glass, boxed eaves, etc. The construction plans for the on-site structures will follow all requirements and any additional recommendations will be considered.

COA 40

COA 40 appears to eliminate the prior requirement that the Permittee construct a restroom facility as part of the Active Park improvements. While this restroom facility may be re-required as part of a future agreement with the Department of Parks and Recreation, the removal of the restroom facility from COA 40 indicates the County may not require the Active Park to provide reasonable restroom facilities for Active Park users. Failure to provide an adequate restroom facility at the Active Park will result in park users improvising restrooms and increasing adverse impacts to native habitat areas. Without the condition that the Permittee construct the restroom, restroom construction costs will likely shift to the Department of Parks and Recreation that is already over-burdened with developing park facilities for under-served communities and ongoing maintenance costs at existing developed parks.

Condition No. 40 of the original project approval (August 3, 2004) did not reference a restroom facility. Revised Condition No. 40 does not state a restroom facility would be eliminated. It states only that an "Active Park" will be provided. Conceptual plans, depicting restroom facilities, have been reviewed by County staff. Plans for construction of the Active Pack will include restrooms. This condition also requires construction of the park by the project developer; the park will not be constructed by Los Angeles County.

Thank you for allowing us the opportunity to provide responses. We look forward to the Regional Planning Commission's February 12, 2025, meeting.

Sincerely,

Patrick Parker (Feb 3, 2025 16:00 PST)

Patrick Parker
President
Raintree Investment Corporation

MOUNTAINS RECREATION & CONSERVATION AUTHORITY
King Gillette Ranch
26800 Mulholland Highway
Calabasas, California 91302
Phone (310) 589-3230

October 17, 2024

Hearing Officer
Los Angeles Regional Planning Department
320 West Temple Street
Los Angeles, California 90012

Attention: Marie Pavlovic

Comments on the Proposed Spring Canyon Subdivision Project (Project No. 96044-(5), Vesting Tentative Tract Map No. 48086, and Environmental Assessment No. RPPL2018004166) in Unincorporated Los Angeles County

Dear Hearing Officer:

The Mountains Recreation and Conservation Authority (MRCA) expresses its concern with the proposed request to modify 12 conditions of approval of Conditional Use Permit (CUP) No. 96-044 to align with the new and adjusted conditions approved under the Fourth Amendment to Vesting Tentative Tract Map (VTTM) No. 48086 approved by the Board of Supervisors on June 25, 2019.

What is the explanation for why VTTM No. 48086 has not automatically expired?

In the attached County letter dated August 22, 2018, the County's Hearing Officer approved a sixth, and final, applicant "… request for a time extension in which to record a final map for the above-referenced vesting tentative tract map" (emphasis added) and extended the VTTM's expiration date to August 3, 2019.

According to the County's Title 21 (Subdivision Ordinance), Section 21.38.050 (Expiration): "An approved or conditionally approved vesting tentative map for a tract or for a minor land division shall be effective for the periods of time as provided for in Sections 21.40.180 and 21.48.120, respectively, of this Title 21." Since this Project relates to a tentative map, Section 21.40.180 applies, of which Subsection 21.40.180.B states, in part: "The hearing officer may grant one or more extensions to the terms of approval of a tentative map." Thus, the County's Hearing Officer set August 3, 2019, as the deadline to record all phases of VTTM No. 48086 or else the tentative map shall lapse, expire, and be of no force and effect.

Despite a decade and a half since the Project's initial VTTM No. 48086 was approved by the Board of Supervisors on August 3, 2004, and after the County Hearing Officer's written notice on August 22, 2018, of a final deadline, **the applicant failed to record all phases of VTTM No. 48086 by August 3, 2019**. By the plain language interpretation of the County's Title 21 (Subdivision Ordinance) and Hearing Officer's sixth time extension

deadline, the Project entitlements have lapsed and expired.

The County's Low Impact Development (LID) standards did not go into effect until a decade after certification of the Final Environmental Impact Report (F-EIR). LID stormwater collection infrastructure requires significant amounts of space in areas at lower elevation within a tract map where drainage accumulates. The 2019 F-EIR Addendum is deficient for not spatially analyzing the potential impacts of the project meeting current County LID standards. This deficiency is particularly acute because the narrowest, most spatially sensitive ecological areas in the proposed project are the wildlife corridor approaches and crossing infrastructure where the Spring Canyon drainage approaches State Route 14 (SR-14) Freeway and the Stonecrest Road undercrossing of SR-14.

The MRCA does not believe that LID standards can be met by the project without eliminating some housing lots and the potential minor realignment of street sections. No LID improvements of any nature or scale should be allowed in any of the open space areas identified to be included in conservation easements by County approvals to date. LID implementation issues must be solved within the approved development impact footprint—not in natural areas with natural substrate.

With the proposed CUP modifications and unknown LID requirements all coupled together with the passage of 20 years and the listing of the local mountain lion population, the project's Mitigation and Monitoring Program (MMP) must be updated and approved by an elected body. The current MMP cannot possibly provide adequate adherence to the mitigation needs required in 2024 and beyond. Habitat mitigation that seemed plausible in 2004 is no longer feasible with the low soil moisture conditions and yearly temperature increases now seen in 2024. Thus, habitat mitigation in 2024 must be more intensively monitored to achieve the success levels required in the certified F-EIR and MMP.

The original 2004 Board of Supervisor's approval of the project required the establishment of a Landscape Maintenance District or a Community Facilities District to fund the maintenance of the open space lots. At that Board hearing, the County Parks Director testified that County Parks desired to accept the open space lots with a permanent, privately generated funding source. Our staff has had on and off contact with the Chief Administrator's Office to confirm this requirement and seeks to bring it back to light. The public agency that accepts the hundreds of acres of open space should not be permanently saddled with un-funded maintenance of mitigation for a private project. The elimination of this condition added by the Board of Supervisors is a great loss to the public and the ecosystem.

The MRCA testified about this omission at the public hearing to approve a Community Facilities District (CFD) for the proposed project's sewer and/or water lift infrastructure.

This omission was ignited at that hearing when it should have been addressed in concert with the approved infrastructure CFD. Until the County abides by this open space maintenance funding condition added at the 2004 Board hearing, it will be cheating both itself and the greater public of a permanently funded maintenance amenity that clearly was part of the public approval that day.

In April 2020, the California Fish and Game Commission designated the central coast and Southern California's Evolutionary Significant Unit of mountain lion as a candidate species for listed protection by the California Endangered Species Act (CESA). As a result, mountain lions are considered a CESA-protected species, and impacts to habitat that support mountain lions should be minimized to the greatest extent feasible and fully mitigated where impacts cannot be avoided.

The proposed subdivision of Spring Canyon—which provides regionally important mountain lion habitat connectivity between separated units of the Angeles National Forest—into low-density, single-family residences, a fire station, a sheriff substation, a public school, 12 debris basins, and numerous manufactured slopes with v-ditches is incompatible with the City's proposed greenbelt surrounding its incorporated limits. The Project adds vehicle-oriented sprawl to the unincorporated County that will increase Vehicle Miles Travelled, Wildlife-Vehicle Collisions, and other edge effects such as, but not limited to, light pollution, greenhouse gas emissions, and trash that supports nuisance wildlife. The Project's proposed dedication of open space generally comprised of slopes too steep to build on is insufficient mitigation considering the adverse impacts this Project will have on mountain lion genetic flow between coastal and inland populations. The F-EIR and all Addenda are deficient for not analyzing the importance of the Stonecrest Road / SR-14 Freeway undercrossing to mountain lion movement.

In August 2022, the California High-Speed Rail Authority (HSRA) released the Draft Project Environmental Impact Report / Environmental Impact Statement for the Palmdale to Burbank Project Section of the California High-Speed Rail. The HSRA has since affirmed the SR14A Build Alternative as the Preferred Alternative route between Palmdale and Burbank. The SR14A Build Alternative proposes to tunnel beneath the San Gabriel Mountains for most of the distance between stations; however, the route daylights in Bee Canyon which is opposite the SR-14 Freeway from Spring Canyon. The proposed rail line runs at grade in Bee Canyon for over one mile parallel to the SR-14 Freeway. The SR-14 Freeway is a well-recognized barrier to habitat connectivity and wildlife movement. The combined, cumulative effects of developing Spring Canyon with several hundred homes designed to accommodate multiple vehicles per residence and the development of Bee Canyon with high-speed rail will effectively eliminate habitat connectivity and wildlife permeability in the most western extent of the *San Gabriel-Castaic Connection*.

Thus, MRCA urges the County to coordinate with the Project applicant, HSRA, California Department of Fish and Wildlife, Caltrans, Santa Clarita Watershed Recreation and

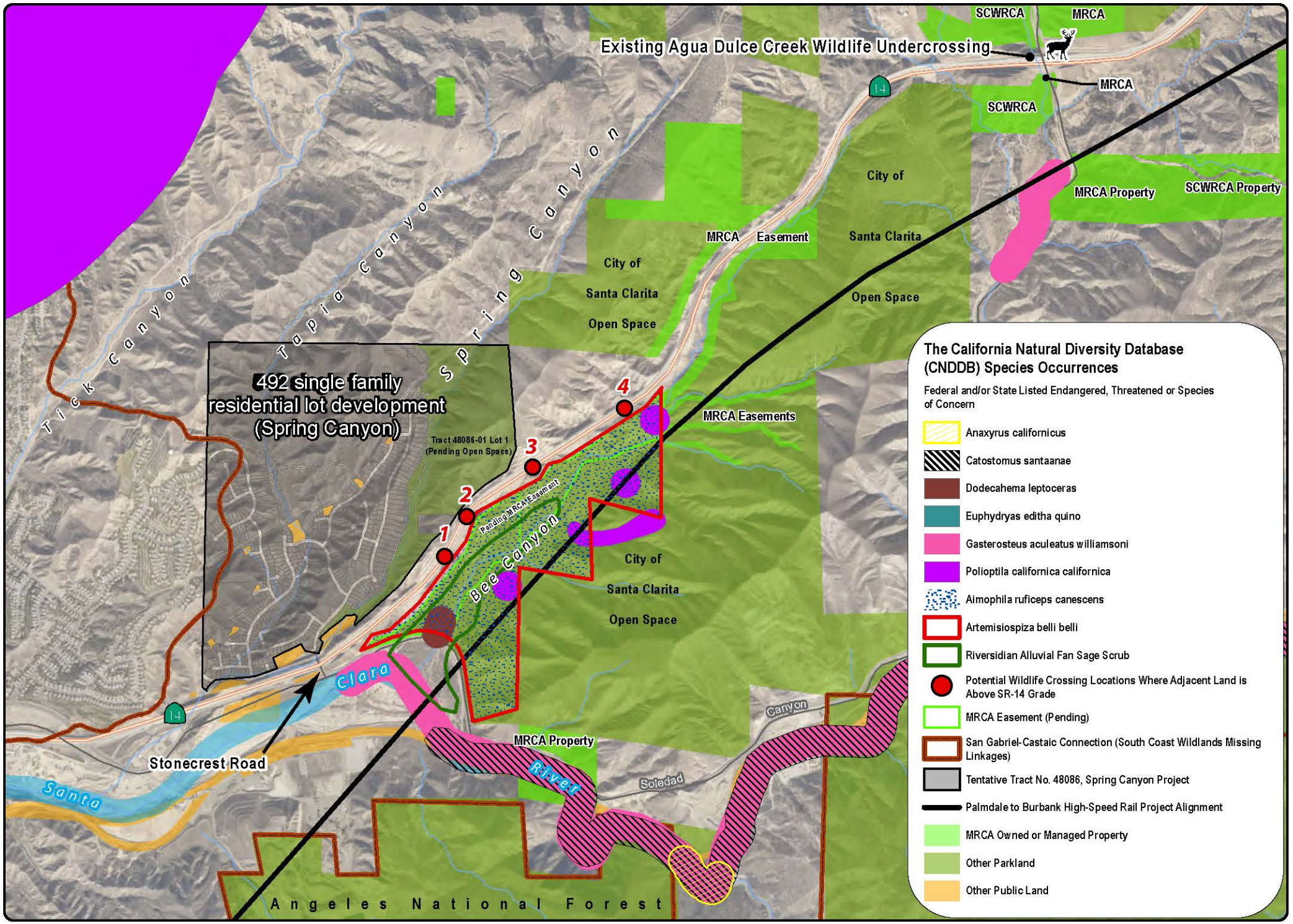
Conservation Authority, Santa Monica Mountains Conservancy, and MRCA staff to devise sufficient mitigation measures that preserve Spring Canyon and improve habitat connectivity and wildlife permeability in this regionally critical *San Gabriel-Castaic Connection* wildlife corridor.

If you have any questions or concerns, please contact me at paul.edelman@mrca.ca.gov, 310-589-3230 ext. 128, or the above letterhead address. Thank you for your time and consideration.

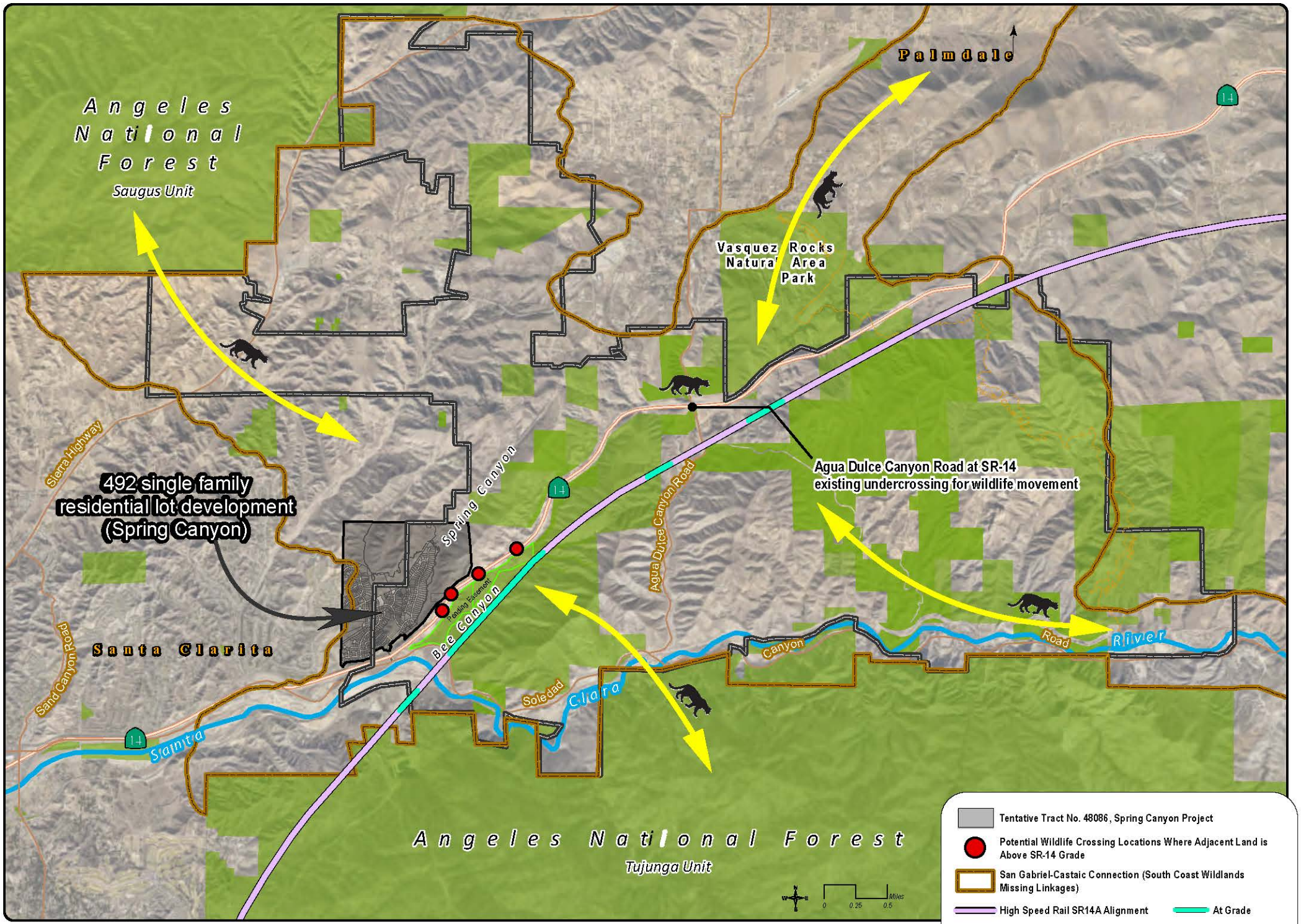
Sincerely,

Paul Edelman
Chief of Natural Resources and Planning

Attachments:
Spring Canyon Project 96044-(5) – Project CNDDB Map
Spring Canyon Project 96044-(5) – Vicinity & Wildlife Corridor Map
Spring Canyon Project 96044-(5) – LACo DRP Extension Approval (2018-08-22)


Existing Agua Dulce Creek Wildlife Undercrossing
SCWRCA
MRCA
MRCA
SCWRCA
MRCA Property
SCWRCA Property
City of
Santa Clarita
Open Space
MRCA Easement
City of
Santa Clarita
Open Space
Tick Canyon
Tapia Canyon
Spring Canyon
492 single family residential lot development (Spring Canyon)
Tract 48086-01 Lot 1 (Pending Open Space)
MRCA Easements
Pending MRCA Easement
Bee Canyon
City of
Santa Clarita
Open Space
1
2
3
4
Clara
Canyon
MRCA Property
River
Soledad
Stonecrest Road
Santa
Angeles National Forest
The California Natural Diversity Database (CNDDB) Species Occurrences
Federal and/or State Listed Endangered, Threatened or Species of Concern
Anaxyrus californicus
Catostomus santaanae
Dodecahema leptoceras
Euphydryas editha quino
Gasterosteus aculeatus williamsoni
Polioptila californica californica
Aimophila ruficeps canescens
Artemisiospiza belli belli
Riversidian Alluvial Fan Sage Scrub
Potential Wildlife Crossing Locations Where Adjacent Land is Above SR-14 Grade
MRCA Easement (Pending)
San Gabriel-Castaic Connection (South Coast Wildlands Missing Linkages)
Tentative Tract No. 48086, Spring Canyon Project
Palmdale to Burbank High-Speed Rail Project Alignment
MRCA Owned or Managed Property
Other Parkland
Other Public Land
0
0.125
0.25
Miles

CNDDB Map


Angeles National Forest
Saugus Unit
Palmdale
Vasquez Rocks Natural Area Park
Agua Dulce Canyon Road at SR-14
existing undercrossing for wildlife movement
492 single family residential lot development (Spring Canyon)
Sierra Highway
Spring Canyon
Agua Dulce Canyon Road
Pending Easement
Bee Canyon
Sand Canyon Road
Santa Clarita
Soledad Canyon Road
Santa Clara River
Angeles National Forest
Tujunga Unit
Miles
0 0.25 0.5
Tentative Tract No. 48086, Spring Canyon Project
Potential Wildlife Crossing Locations Where Adjacent Land is Above SR-14 Grade
San Gabriel-Castaic Connection (South Coast Wildlands Missing Linkages)
High Speed Rail SR14A Alignment
At Grade
Angeles Linkage Conceptual Area Protection Plan (CAPP) Boundary
Parkland

RAINTREE
INVESTMENT CORPORATION

Marie Pavlovic, Senior Planner Subdivisions
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Reference: Spring Canyon – TR 48086 – Response to Comments

On October 22, 2024, the Hearing Officer approved RPPL2019002028, a modification to the conditions of approval of Conditional Use Permit 96-044-(5). The Hearing Officer's approval has been appealed to the Regional Planning Commission (RPC) by the Mountains Recreation & Conservation Authority (MRCA) and is scheduled for the RPC's February 12, 2025, meeting. A response to the MRCA's letter appealing the project has been provided.

In addition to the MRCA appeal letter, prior to the October 22, 2024, Hearing Officer meeting, letters dated August 5, 2024, August 25, 2024, and October 21, 2024, were received from the Santa Clarita Organization for Planning and the Environment (SCOPE) and from MRCA, letter dated October 17, 2024.

Responses to issues raised in these letters were provided by Regional Planning via email to SCOPE and were addressed in the staff report and presentation at the October 22, 2024, Hearing Officer meeting. Expanded information below is intended to provide further detail and clarity. As some issues were noted by both SCOPE and MRCA, for simplicity bold text below summarizes the concern raised. Text in italics is taken directly from the submitted letters.

Action on Project within last 5 years

SCOPE's letters state that *no recent information regarding action taken by the Department in the last 5 years is available online and requested any time extensions, Subdivision committee meeting reports, a list of changes and modifications to be made to the exiting conditions, any new changes, permits or other approvals, interoffice memos and updated CEQA documentation.* Regional Planning staff provided responses to SCOPE's concerns related to availability of reports and other documents and the questions concerning the specifics of the Conditional Use Permit Modification request and noted that approvals may have been issued by other Departments.

A number of improvement plans and applications have been processed and approved or are currently under review to implement the project's conditions of approval. The

plans and applications submitted to the County's EPIC-LA portal are accessible via the public records search feature at:
https://epicla.lacounty.gov/energov_prod/SelfService/#/search

Expiration of Tentative Tract Map

As described by Regional Planning staff four final maps recorded for the project.

TRACT NO. 48086-01 with 1 open space lot of 114.99 acres recorded on July 12, 2017. The majority of the project open space was shown on this map, ensuring compliance with overall open space requirements, rather than in combination with future final maps.

TRACT NO. 48086-02 with 249 single-family residential, 3 public facility, 2 open space, 3 private park, 9 debris basin, 1 flood control and 1 water tank (total 266) lots recorded on August 7, 2019.

TRACT NO. 48086-03 with 128 single-family residential 1 school and 2 flood control (total 131) lots recorded on August 7, 2019.

TRACT NO.48086 with 115 single-family residential and 1 flood control (total 116) lots recorded on August 7, 2019

Both SCOPE and MRCA state the tentative map expired, therefore, project entitlements should have lapsed. This contention appears tied to a description of the Hearing Officer's approval of the sixth extension of Vesting Tentative Tract Map 48086 on August 21, 2018, which granted a one-year time extension from August 3, 2018, to August 3, 2019, noting that *no further extension of time will be granted pursuant to the provisions of Title 21.* Three final maps recorded on August 7, 2019, four days after the August 3, 2019, expiration date noted in the Hearing Officer's approval.

A final map may record after the expiration date of the tentative map provided the final map is considered to have been timely filed. As described on the Department of Public Works website https://pw.lacounty.gov/ldd/lddservices/finalmaps/finalMapsCounty.shtml A timely filing is when the applicant submits all documents, plans, and improvement bonds, etc. required to record a final map before the tentative map expires. Even if the tentative map expires while the County is processing the submittals (for final approval only), the final map is considered to be a timely filing and the County is still able to deliver it to be recorded. The Department of Public Works letter to the Board of Supervisors, dated August 6, 2019, requested approval for recordation of Tract Nos. 48086, 48086-02, and Tract 48086-03.

The EIR prepared for the project in 2004 is insufficient

SCOPE asserts that *the certified EIR is insufficient to address changed circumstances regarding climate change, especially in the area of wildfire*, and also claims *the fourth amendment map should have been processed as a "revised map"*. MRCA raises similar concerns about the 2019 Addendum, noting *habitat connectivity*, particularly for

mountain lion, a candidate species for listed protection, *habitat mitigation needs*, and *LID compliance.* Changed circumstances do not require re-opening of a project approval, additional environmental review, or imposition of new conditions or mitigations. Additional environmental analysis of an approved project where an EIR has been previously certified is not required unless project modifications create a substantial change.

The scope of Conditional Use Permit Modification No. RPPL2019002028 is only to comply with the conditions of approval required by the Board of Supervisors approval of the fourth amendment of Vesting Tentative Tract Map 48086. An amendment map is only permitted for minor changes to an approved tentative map to implement approved conditions of approval. Substantial changes which would require a Subsequent EIR could not be reviewed as an amendment map. The fourth amendment map was determined by staff to comply with the Department of Regional Planning's Amendment Map procedures. The amendment map criteria are formalized in Subdivision and Zoning Ordinance Interpretation No.2016-2, dated January 28, 2016. https://planning.lacounty.gov/wp-content/uploads/2023/02/ip_2016-02_sub-zon-ord.pdf

For the fourth amendment map, an Addendum to the certified EIR was prepared, pursuant to CEQA guidelines Section 15164 as *no substantial changes were proposed requiring major revisions due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects and that no new migration measures or alternatives which are considerably different from those analyzed in the previous EIR, and that would substantially reduce potentially significant effects on the environment have been found*.

Implementation of conditions related to the holly leaf cherry woodland, implementation of required benefits and mitigations, and inability to comply with LID standards

SCOPE states objections to the 2019 approval noting the *holly leaf cherry woodland and requesting success of the holly-leaf cherry forest be ensured by soil testing and a baseline survey.*

Condition No. 49 of the Board of Supervisors June 25, 2019, approval of the fourth amendment of Vesting Tentative Tract Map No. 48086 states that Holly-leaf cherry trees impacted by the Project shall be replaced and preserved in open space areas to the satisfaction of the Director and soil testing and land banking for the holly-leaf cherry trees shall be accomplished prior to issuance of building permits. This language has been incorporated into Condition No. 45 of Conditional Use Permit Modification No. 2019002028.

SCOPE also opposes *the delay in the implementation of required benefits and mitigations*, though these are not specifically described. This statement may be related to the recordation of multiple final maps, and information on the final maps is provided above. The comment may also be related to public testimony provided at the October 22, 2024, public hearing where concerns were raised about the Shadow Pines sewer lift station. Agreements and funding are in place for upgrades to the existing lift station and the design is currently under review by County staff. There are no proposed changes to

conditions that eliminate conditioned benefits or mitigations. *The MRCA does not believe that LID standards can be met by the project.* While compliance with Stormwater Quality Control Measures was required when Vesting Tentative Tract Map 48086 was approved in 2004, Low Impact Development standards were not adopted until after project approval. In recommending approval of the fourth amendment map, the project was reviewed by the County's Subdivision Committee where Department of Public Works staff provided comments related to grading, stormwater, traffic, etc. These comments noted that the amendment map must comply with the Revised Drainage Concept/Hydrology Study/Standard Urban Stormwater Mitigation Plan (SUSMP) which was conceptually approved on 11/18/2010. As required by the conditions of approval, a water quality plan was approved prior to recordation of final maps.

Establishment of a Landscape Maintenance District (LMD) or Community Facilities District (CFD)

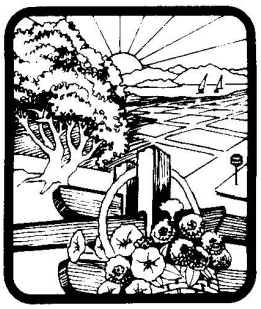
The MRCA expresses concern that *the public agency that accepts the hundreds of acres of open space should not be permanently saddled with unfunded maintenance of mitigation for a private project* and notes *the elimination of this condition added by the Board of Supervisors is a great loss to the public and the ecosystem.*

It is unclear what condition related to *unfunded maintenance of mitigation for a private project* the MRCA is referencing. To comply with the Board of Supervisors June 25, 2019, approval of the fourth amendment of Vesting Tentative Tract Map 48086, Conditional Use Permit No. RPPL2019002028 modifies Condition No. 17 that requires that *the* "Permittee shall transfer ownership of undeveloped, natural area depicted as open space to a public agency or non-profit conservation organization for perpetual maintenance and that a reasonable endowment for maintenance as agreed upon and to the satisfaction of the Director" be provided. The language requires a funding source for maintenance.

The letter also describes formation of a landscape maintenance district, though it is not clear exactly what is being described or requested. However, a Joint Community Facilities Agreement for CFD No. 2021-17 was approved by the Board of Supervisors on July 12, 2022, and Landscaping Maintenance Districts Annexation of the project site into Landscaping and Lighting Act District 4 was approved on November 27, 2018. The Board's approvals of these actions are attached.

Attachments
SCOPE letter to Hearing Officer, dated August 5,2024
SCOPE letter to Hearing Officer, dated August 25, 2024
SCOPE letter to Hearing Officer, dated October 21, 2024
MRCA letter to Hearing Officer, dated October 17, 2024
Board of Supervisors Community Facilities District letter, dated July 12, 2022
DPW Landscaping Maintenance Districts letter, adopted November 27, 2018

SCOPE
Santa Clarita Organization for Planning and the Environment
TO PROMOTE, PROTECT AND PRESERVE THE ENVIRONMENT, ECOLOGY
AND QUALITY OF LIFE IN THE SANTA CLARITA VALLEY
POST OFFICE BOX 1182, SANTA CLARITA, CA 91386



10-21-24

Honorable Hearing Officer, Diane Temple
Mare Pavlovic, Planner,
Amy Bodek, Executive Director,
Los Angeles Dept. of Regional Planning Dept.
300 W. Temple St.
Los Angeles, CA 90012

Re: Agenda Item 3 October 22nd Hearing Officer Hearing related to Spring Canyon Development, Tract # 48086, Project Number 96-044, in Canyon Country

Submitted Via email to: abodeck@planning.lacounty.gov, dtemple@planning.lancounty.gov, jhuntington@planning.lacounty.gov, mpavlovic@planning.lacounty.gov

Honorable Ms. Temple:

SCOPE is a 35-year-old planning and conservation organization founded to focus on issues in the Santa Clarita Valley included but not limited to the Santa Clara River, water supply and wildlife corridors which are at issue in this project. We first worked on this proposal in early 2000 and were involved with the last amendment approval made on June 25th, 2019 the materials from which are inexplicably omitted from the hearing materials.

The Los Angeles Regional Planning Department is considered changes to the above-named tract at a noticed public hearing on August 27th that was continued to Oct. 22nd. We submitted a comment at that time which we include again here. (attached) That comment letter is not listed under the section describing comments. We asked at that time that issues brought up in that correspondence be addressed in a timely manner before the next hearing.

Though the posting for this hearing refers to archival information regarding this project on the old website, neither required tract extensions or any other information after June 25th, 2019, the date of the amendment approval for this project, were listed or posted. No recent information regarding actions taken by the department in the last 5 years was available on line.
We therefore made a public records request and through that process found that in fact this vtt map should have expired. (see attached hearing officer decision). It does not comply with Title 21 (Subdivision Ordinance), Section 21.38.050 (regarding Expiration) [1]

[1] "An approved or conditionally approved vesting tentative map for a tract or for a minor land division shall be effective for the periods of time as provided for in Sections 21.40.180 and 21.48.120, respectively, of this Title 21." Since this Project relates to a tentative map, Section 21.40.180 applies, of which Subsection 21.40.180.B states, in part: "The hearing officer may grant one or more extensions to the terms of approval of a tentative map."

Further, we note that this project was first approved with a certified EIR in 2004. We therefore assert that the project tract map has expired under state law. A new application must be made rather than once again trying to revise conditions.[2] There is good reason for this. Many circumstances have changed including GHG reporting requirements, prohibitions and requirements for building in this Very High Severity Fire Hazard Zone, the current endangered species listing for the Southern California Mountain Lion (this project would make a much needed wildlife corridor virtually unusable) and the Crotch's Bumble Bee which may be present, but for which no surveys were done.

Significant New Information

The endangered species listings constitute a significant change to this project which is in designated mountain lion territory. This is the next discretionary hearing.

We were very involved in the 4th amendment June 25th, 2019 approval, having negotiated with the developer and the 5th district Supervisor's office to reach conditions that would address some of our issues. So, we are not sure what is being approved at this hearing. Indeed, conditions and mitigation to implement the conditions approved in that amendment were approved by the Board of Supervisors on June 25th 2019, so we don't really understand the purpose of this hearing. Why are you having to re-state all the previous amendment approvals? Is there a dispute over what was previously approved?

Is there a new Addendum? If so, please clarify this and post and provide the addendum to us and the public. Is this a change based on the 2019 addendum? If so, we believe that addendum is inadequate to approve any additional changes for the reasons stated above.

In addition to this major problem, we assert that the 2004 EIR is insufficient to address changed circumstances regarding climate change, especially in the area of wildfire. The project is fully located in a Very High Fire Severity Zone, and recent major fires have completely burned through this area and destroyed houses in the adjacent tract. These issues were not addressed in the addendum. Further, changes to the climate, in the form of rising temperatures and its effect on water supply and fire need to be addressed.

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[2] **California Code, Government Code - GOV § 66452.6** Current as of January 01, 2023 | Updated by FindLaw Staff (a)(1) An approved or conditionally approved tentative map shall expire 24 months after its approval or conditional approval, or after any additional period of time as may be prescribed by local ordinance, not to exceed an additional 24 months. However, if the subdivider is required to expend two hundred thirty-six thousand seven hundred ninety dollars ($236,790) or more to construct, improve, or finance the construction or improvement of public improvements outside the property boundaries of the tentative map, excluding improvements of public rights-of-way that abut the boundary of the property to be subdivided and that are reasonably related to the development of that property, each filing of a final map authorized by Section 66456.1 shall extend the expiration of the approved or conditionally approved tentative map by 48 months from the date of its expiration, as provided in this section, or the date of the previously filed final map, whichever is later. The extensions shall not extend the tentative map more than 10 years from its approval or conditional approval. However, a tentative map on property subject to a development agreement authorized by Article 2.5 (commencing with Section 65864) of Chapter 4 of Division 1 may be extended for the period of time provided for in the agreement, but not beyond the duration of the agreement. The number of phased final maps that may be filed shall be determined by the advisory agency at the time of the approval or conditional approval of the tentative map.

Further, illegal extensions of this project would seem to not be consistent with the County's 2012 General Plan update requiring a greenbelt around the City of Santa Clarita and the recent approval of the County's Climate Action Plan.

Objections to the 2019 approval that were not addressed at that time

Environment

This project will allow destruction of the County's most significant holly leaf cherry woodland. It was our understanding during the approval of the previous EIR, that this woodland would be preserved. We request that the success of the holly-leaf cherry forest be ensured by soil testing, a baseline survey and a land bank be established as mitigation for the loss of this rare woodland.

The project also encompasses the last viable wildlife crossing under Hwy 14. The project will virtually eliminate the usefulness of this corridor. The City of Santa Clarita has now purchased Bee Canyon for open space on the south side of the freeway, making this corridor even more important. With the increased public support and scientific scrutiny of the importance of maintaining wildlife corridors, it is imperative that this issue be re-visited.

The fourth amendment project review should have been conducted as a "revised map" rather than an amended map in order to ensure that new information would be included and could be addressed with appropriate mitigation measures. While it seems that this is in fact the purpose of this hearing and the revised conditions are now being added to the map, why wasn't the process conducted in the prescribed manner the first time? Where are the remainder unlisted conditions?

We continue oppose any delay in the implementation of required benefits and mitigations for this project. If the proponent cannot afford to comply with the duly advertised and publicly reviewed requirements of this tract map then it shouldn't be built without the public having the opportunity to object. Condition # 33, fourth amendment, which states that the developer is granted permission to record multiple maps BUT requires that "each final map to record **shall** (emphasis added) comply on its own, or in combination with previously recorded maps with the open space requirements of the General Plan, the Zoning Ordinance and the Conditional Use permit…" It does NOT say that conditions can be delayed because the developer prefers to record all the final maps at once.

Sewer Upgrades not completed or funded.

In a 2012 sewer agreement included in the hearing packet the following statement is made:
"The Shadow Pines Sewer Lift Station (SPSLS) is currently owned and operated by the Newhall County Water District (NCWD). NCWD has been in discussions with the City of Santa Clarita and the County to transition ownership of the lift station and force main to the City, and operation of the facility to the County. Per review by the County, the lift station does not meet the County's current design standards. The City and the County have requested that the Lift station 6e upgraded to the current County design standards, prior to the lift station being transferred. The County provided a comment letter to NCWO identifying the elements of the lift station that do not meet current County design criteria. NCW~ and the developer are currently reviewing the feasibility of implementing these improvements as a part of the Spring Canyon project. Upgrades to SPSIS will be required in order to accommodate the development. The extent of the upgrades will ultimately be determined by the owner of the lift station."

This sewer section is now owned by Santa Clarita Water Agency. The lift station is not built, nor has it been funded.

Changes to conditions

While we concur with the added conditions where they conform to the June 25th 2019 Conditions of Approval, we do not believe that the mitigation for tree loss is complete. We ask, and indeed believe that it MUST conform to that approval in all details listed in items 48 through 51.

Concluding Comments

We concur with and include here by reference all concerns raised in the Oct. 17th MRCA letter submitted on this project.

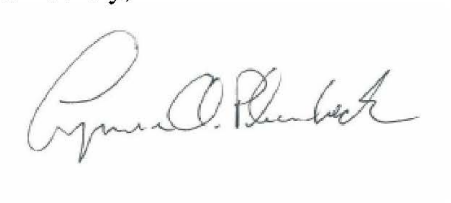
In our Public Records request, we asked for, but have not yet received:

1. All inter office memos and emails or any correspondence or other documentation regarding this project since the June 25th, 2019 approval date (none provided yet)

We asked that these documents be provided well in advance of the Oct. 22nd hearing so that we could make timely and relevant comments. Many items were provided, but the above has not yet been provided. We ask that this hearing be continued until all items requested in our PRA are provided.

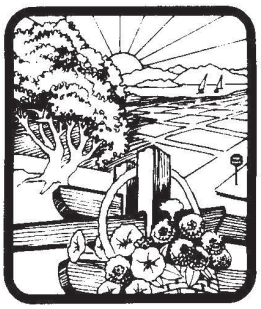
Thank you in advance for your time.

Sincerely,



Lynne Plambeck
President

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AND QUALITY OF LIFE IN THE SANTA CLARITA VALLEY
POST OFFICE BOX 1182, SANTA CLARITA, CA 91386



8-25-24

Honorable Hearing Officer, Steven Jareb
Mare Pavlovic, Planner,
Amy Bodek, Executive Director,
Los Angeles Dept. of Regional Planning Dept.
300 W. Temple St.
Los Angeles, CA 90012

Re: Agenda Item 5 Aug 27th Hearing Officer Hearing related to Spring Canyon Development, Tract # 48086, Project Number 96-044, in Canyon Country

Submitted Via email to: abodeck@planning.lacounty.gov, sjareb@planning.lancounty.gov, jhuntington@planning.lacounty.gov, mpavlovic@planning.lacounty.gov

Honorable Mr. Jareb:

The Los Angeles Regional Planning Department is considering changes to the above-named tract at a noticed public hearing on August 27th that is proposed for continuation to Oct. 22nd. We submit this comment in an abundance of caution, and request that the extension be granted. In the meantime, we ask that issues brought up in this correspondence be addressed in a timely manner before the next hearing.

Though the posting for this hearing refers to archival information regarding this project on the old website, neither required tract extensions or any other information after June 25th, 2019, the date of the amendment approval for this project, is listed or posted. No recent information regarding actions taken by the department in the last 5 years is available on line. We were told by a planning department staff person that the Department is no longer posting department actions to the website so that actions can be reviewed by the public and that a public information request would have to be made. We have made that request, but much of the information has not yet been provided.

We were very involved in the 4th amendment June 25th, 2019 approval, having negotiated with the developer and the 5th district Supervisor's office to reach conditions that would address some of our issues. So, we are not sure what is being approved at this hearing. Indeed, conditions and mitigation to implement the conditions approved in that amendment were approved by the Board of Supervisors on June 25th 2019, so we don't really understand the purpose of this hearing.

Is there a new Addendum? If so, please clarify this and post and provide the addendum to us and the public. Is this a change based on the 2019 addendum? If so, we believe that addendum is inadequate to approve any additional changes.

Your agenda notice also is unclear as to how the previously approved 2019 conditions are to be changed. Please provide that information so that the public can make timely comments on this project.

We note that this project was first approved with a certified EIR in 2004. We therefore assert that the project tract map has expired and no further extensions can be approved.[1]

In addition to this major problem, we assert that the 2004 EIR is insufficient to address changed circumstances regarding climate change, especially in the area of wildfire. The project is fully located in a Very High Fire Severity Zone, and recent major fires have completely burned through this area and destroyed houses in the adjacent tract. These issues were not addressed in the addendum. Further, changes to the climate, in the form of rising temperatures and its effect on water supply and fire need to be addressed.

Further illegal extensions of this project would seem to not be consistent with the County's 2012 General Plan update requiring a greenbelt around the City of Santa Clarita and the recent approval of the County's Climate Action Plan.

Objections to the 2019 approval that were not addressed at that time:

Environment
This project will allow destruction of the County's most significant holly leaf cherry woodland. It was our understanding during the approval of the previous EIR, that this woodland would be preserved. We request that the success of the holly-leaf cherry forest be ensured by soil testing, a baseline survey and a land bank be established as mitigation for the loss of this rare woodland.

The project also encompasses the last viable wildlife crossing under Hwy 14. The project will virtually eliminate the usefulness of this corridor. The City of Santa Clarita has now purchased Bee Canyon for open space on the south side of the freeway, making this corridor even more important. With the increased public support and scientific scrutiny of the importance of maintaining wildlife corridors, it is imperative that this issue be re-visited.

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[1] **California Code, Government Code - GOV § 66452.6** Current as of January 01, 2023 | Updated by FindLaw Staff (a)(1) An approved or conditionally approved tentative map shall expire 24 months after its approval or conditional approval, or after any additional period of time as may be prescribed by local ordinance, not to exceed an additional 24 months. However, if the subdivider is required to expend two hundred thirty-six thousand seven hundred ninety dollars ($236,790) or more to construct, improve, or finance the construction or improvement of public improvements outside the property boundaries of the tentative map, excluding improvements of public rights-of-way that abut the boundary of the property to be subdivided and that are reasonably related to the development of that property, each filing of a final map authorized by Section 66456.1 shall extend the expiration of the approved or conditionally approved tentative map by 48 months from the date of its expiration, as provided in this section, or the date of the previously filed final map, whichever is later. The extensions shall not extend the tentative map more than 10 years from its approval or conditional approval. However, a tentative map on property subject to a development agreement authorized by Article 2.5 (commencing with Section 65864) of Chapter 4 of Division 1 may be extended for the period of time provided for in the agreement, but not beyond the duration of the agreement. The number of phased final maps that may be filed shall be determined by the advisory agency at the time of the approval or conditional approval of the tentative map.

The fourth amendment project review should have been conducted as a "revised map" rather than an amended map in order to ensure that new information would be included and could be addressed with appropriate mitigation measures.

We continue oppose any delay in the implementation of required benefits and mitigations for this project. If the proponent cannot afford to comply with the duly advertised and publicly reviewed requirements of this tract map then it shouldn't be built without the public having the opportunity to object. Condition # 33, fourth amendment, which states that the developer is granted permission to record multiple maps BUT requires that "each final map to record **shall** (emphasis added) comply on its own, or in combination with previously recorded maps with the open space requirements of the General Plan, the Zoning Ordinance and the Conditional Use permit…" It does NOT say that conditions can be delayed because the developer prefers to record all the final maps at once.

We appreciate that the hearing officer is asked to delay this hearing until Oct. 22nd, but we ask that these issues be addressed in the meantime.

In Our Public Records request, we asked for, but have not yet received:

1. Any time extensions granted for this project. (only an extension to August 2019 was provided)
2. All records including Subdivision committee meeting reports, minutes and review sheets for all meetings since the June 25th 2019 approval. (It was stated that none occurred)
3. A List of changes and/or modifications proposed to be made to the existing conditions of approval with tracked changes from previous conditions of approval. (Not provided)
4. Any new changes, permits or other approvals, administrative or otherwise, that have been granted to the project since the June 25th 2019 approval. (none provided)
5. All inter office memos and emails or any correspondence or other documentation regarding this project since the June 25th, 2019 approval date (none provided yet)
6. Any updated CEQA documentation (none provided)

We ask that these documents be provided well in advance of the Oct. 22nd hearing so that we can make timely and relevant comments.

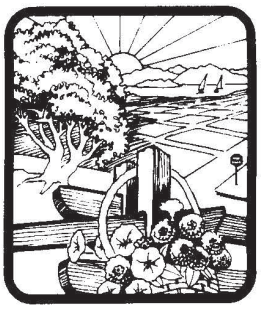
Thank you in advance for your time.

Sincerely,



Lynne Plambeck
President

SCOPE
Santa Clarita Organization for Planning and the Environment
TO PROMOTE, PROTECT AND PRESERVE THE ENVIRONMENT, ECOLOGY
AND QUALITY OF LIFE IN THE SANTA CLARITA VALLEY
POST OFFICE BOX 1182, SANTA CLARITA, CA 91386



8-5-24

Public Information Officer
Amy Bodek, Executive Director
Los Angeles Dept. of Regional Planning Dept.
300 W. Temple St.
Los Angeles, CA 90012

Re: California Public Records Act Request regarding information related to Spring Canyon Development, Tract # 48086, Project Number 96-044, in Canyon Country

Submitted Via email to: pra@planning.lacounty.gov, abodeck@planning.lacounty.gov, jhuntington@planning.lacounty.gov, mpavlovic@planning.lacounty.gov

To whom it may concern:

The Los Angeles Regional Planning Department is considering changes to the above-named tract at a noticed public hearing on August 27th, but no recent information regarding actions taken by the department in the last 5 years is available on line. We therefore request that we be provided with the following information related to this tract approval as follows:

1. Any time extensions granted for this project.
2. All records including Subdivision committee meeting reports, minutes and review sheets for all meetings since the June 25th 2019 approval.
3. A List of changes and/or modifications proposed to be made to the existing conditions of approval with tracked changes from previous conditions of approval.
4. Any new changes, permits or other approvals, administrative or otherwise, that have been granted to the project since the June 25th 2019 approval.
5. All inter office memos and emails or any correspondence or other documentation regarding this project since the June 25th, 2019 approval date
6. Any updated CEQA documentation

We request that these reports be made available to us and the general public by posting them to your website in the section related to this tract map.

If no documents exist that are responsive to this request, please provide us with written confirmation of that fact.

The California Public Records Act states that no charge may be made other than for actually copying of the documents requested. Please notify us if a charge will be made for providing these documents and the approximate amount of the charge

We would prefer to accept your response in digital form. OR, if these documents are located somewhere on you website, please direct us to that location (we spent several hours searching and could not find any of the requested documents.)

The California Public Records Act requires that these records by provided within 10 days.

Thank-you in advance your compliance with California Law and for your time and attention to this matter. Your help is greatly appreciated.

Sincerely,



Lynne Plambeck
President
661 255-6899

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	January 30, 2025
HEARING DATE:	February 12, 2025 AGENDA ITEM: 7
PROJECT NUMBER:	96-044-(5)
PERMIT NUMBER:	Conditional Use Permit Modification No. RPPL2019002028
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	North of the Antelope Valley Freeway (SR-14) and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon
OWNER/APPLICANT:	Spring Canyon Recovery Acquisition LLC
INCLUSIONARY HOUSING ORDINANCE ("IHO"):	The Project is not subject to the IHO.
CASE PLANNER:	Marie Pavlovic, Senior Planner mpavlovic@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the meeting and is subject to change based upon testimony and/or documentary evidence presented at the meeting:

This is an appeal of the Hearing Officer's approval of Conditional Use Permit Modification No. RPPL2019002028 on October 22, 2024. LA County Planning staff ("Staff") recommends that the Regional Planning Commission deny the appeal and **APPROVE** Project Number 96-044-(5), Conditional Use Permit Modification No. RPPL2019002028 ("CUP Mod Project"), based on the Findings (Exhibit C – Findings) contained within this report and subject to the CUP Mod Addendum (Exhibit D – CUP Modification Addendum).

Staff recommends the following motion:

CEQA:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND HAVING CONSIDERED THE CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT ALONG WITH THE ADDENDUM THERETO, APPROVE THE ADDENDUM PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE THE MODIFICATION OF CONDITIONS AS REQUESTED UNDER CUP MODIFICATION NO. RPPL2019002028, SUBJECT TO THE ATTACHED FINDINGS.

PROJECT DESCRIPTION

A. Modification Request

The permittee, Spring Canyon Recovery Acquisition LLC, requests to modify 12 conditions of approval of CUP No. 96-044-(5) ("original CUP"), which was approved by the County Board of Supervisors ("Board") on August 3, 2004. The original CUP was part of a larger approval for the development of a 542-unit subdivision, known as the "Spring Canyon Project". The purpose of this requested CUP Modification Project ("CUP Mod") is to update the original CUP conditions to align certain original CUP conditions with those that were previously modified or added under the related Fourth Amendment to Vesting Tentative Tract Map No. 48086 ("TR 48086"), approved on August 3, 2004. The CUP Mod was required by Condition No. 20 of the Fourth Amendment to TR 48086 to ensure conditions between all entitlements are consistent.

B. Project Background

TR 48086, a request for the creation of 542 single-family lots, a fire station site, a sheriff substation site, two park lots and three open space lots on 548.1 acres, was approved by the Board on August 3, 2004. A related entitlement, the original CUP, authorized a density-controlled development within a Hillside Management Area. Following the original CUP's 2004 approval, TR 48086 was amended four times (2007, 2011, 2012, and most recently, in 2019) to make various minor updates to the tentative map, as further summarized below.

First Amendment to TR 48086

On September 27, 2007, a County Hearing Officer ("Hearing Officer") approved the First Amendment to TR 48086 to allow the following: relocation of an elementary school site from the adjacent Tract No. 36943 to the southwest corner of this Tract; adjustment of lot lines and lot configurations resulting in a total of 499 single-family residential lots (or a total of 531 single-family residential lots without the school site); a redesigned active park with only one pad and no storm drains; a revised street pattern; relocation of a water reservoir; redesigned of drainage facilities and the addition of desilting basins, both onsite and offsite; addition of a 60-inch arch culvert under Yellowstone Lane for wildlife use; removal of part of the existing pavement of the old Spring Canyon Road to provide a continuous wildlife corridor connecting Spring Canyon to the wildlife undercrossing at Stonecrest Road; addition of a landscaped parkway and a wildlife corridor on the south side of Yellowstone Lane; revision of the cross-section for the Stonecrest Road Freeway undercrossing with four retaining walls; addition of a sewer lift station; reconfiguration of Lots 317-319 to eliminate encroachment into the stream course; revision of grading

footprint and grading amount from 4.2 million cubic yards cut and fill balanced onsite to 5.3 million cubic yards cut and fill balanced onsite; and other minor changes.

Second Amendment to TR 48086
On January 18, 2011, a Hearing Officer approved a Second Amendment to TR 48086, to relocate the proposed 10.2-acre school site from the southwest corner of the project site to the center of the project site with reduction in the school site building pad; relocate 32 single-family lots to the former school site located in the southwest corner of the project site; reduce overall single-family lots within the subdivision from 531 to 492; and reduce height of retaining walls from 13 feet to a maximum of six feet.

Third Amendment to TR 48086
The Third Amendment to TR 48086, approved by the Hearing Officer on October 2, 2012, included modifications to Map Condition and Mitigation Measure language for requirements from the County Department of Public Works ("Public Works"), which originally required road right-of-way widening of Soledad Canyon Road and Spring Canyon Road, grading of existing slopes or airspace easement dedications, and the addition of traffic lines along with road widening. The approved modifications required different widening or additional traffic lanes improvements and replaced a grading or airspace easement for sight distance with an advanced warning signs and flashing beacons to be installed. The requirement to install a traffic signal did not change.

Fourth Amendment to TR 48086 ("Fourth Amendment")
The Fourth Amendment, approved by the Board on June 25, 2019, adjusted the sequencing of compliance with conditions of approval and mitigation measures related to grading, road, infrastructure, and parks and trail improvements as well as landscaping installation. The Fourth Amendment also clarified which parties are responsible for implementation of mitigation measures and added conditions to address climate change considerations. Further, Condition No. 20 of the Fourth Amendment required the filing of a CUP Modification to ensure consistency between the Conditions of Approval for the Fourth Amendment and the original CUP:

- **Fourth Amendment Condition 20**
"All Vesting Map conditions not amended by this Amendment map and all conditions of previously approved CUP and Oak Tree Permit Nos. 96-044-(5) apply, except where modified herein, or as will be required to be modified through the CUP Modification process, County Code Section 22.236, to ensure that the related CUP No. 96-044-(5) is consistent with the conditions of approval for this Amendment. The modification will capture changes with respect to earth material export and will ensure the timing of the conditions of approval of both the CUP and Amendment are consistent and will be required prior to issuance of grading and/or building permits. Subdivider must file for the CUP Modification prior to final map recordation."

C. Hearing Proceedings for the CUP Mod Project

The CUP Mod Project was originally scheduled to be heard by a Hearing Officer on August 27, 2024, but the hearing was continued without opening the public hearing to allow for full noticing of the public hearing. The matter was continued to October 22, 2024. A duly-noticed public hearing was held on October 22, 2024. The Hearing Officer heard a presentation from Staff and testimony from the permittee as well as the Santa Monica Mountains Conservancy ("SMMC") and Santa Clarita Organization for Planning and the Environment ("SCOPE"). The Hearing Officer asked Staff if the original CUP conditions were recorded and whether the newly modified conditions would also be recorded. Staff confirmed the permittee would be required to record the modified conditions, as was done for the original CUP. The permittee, Patrick Parker, testified that all conditions and mitigation measures that were previously approved over the years will continue to be implemented to ensure Spring Canyon as approved, is the one that is built. The permittee further added that Spring Canyon's above-ground engineering remains unchanged.

SMMC and SCOPE spoke in opposition to the CUP Mod Project. SMMC testified that implementation of LID requirements would have a great impact on the wildlife corridor that crosses through the open space to the Stone Crest Road undercrossing, a Project feature that the SMMC negotiated with the permittee to secure. SMMC also expressed concern that a requirement for the establishment of a permanent funding source for the open space "has gone away." SCOPE also testified that a lot of time was spent in 2019 negotiating conditions with the permittee, and that it was unclear as to why this needed to be addressed a second time. Lynn Plambeck, SCOPE representative, also said, she could not tell which addendum is being relied upon because the only addendum in the package is from 2006, and "the addendum that was most recently passed said no new issues..." Additional concerns raised by SCOPE included the following: concerns that some of conditions do not match what was originally approved, especially regarding native plants; that oversight for mitigation has changed from the original approval; that the 2010 Final Environmental Impact Report ("FEIR") is not mentioned in the hearing package; and that important issues merit further consideration, including fire, climate, mountain lions, now a Candidate for Endangered Species Act ("CESA") listing, water availability, and non-completion of the sanitation lift station upgrades. In his rebuttal testimony, the permittee affirmed, that applicable mitigation measures were compiled when the final maps were recorded. Open space will be funded and left in a natural state, and indigenous and native plants will be added as conditioned. After hearing all public testimony, the Hearing Officer closed the public hearing and approved the CUP Mod Project.

D. Summary of the Appeal of the CUP Mod Project

On October 31, 2024, the Mountain Recreation and Conservation Authority ("MRCA") filed an appeal of the Hearing Officer's decision, citing CUP Condition Nos. 15, 17, 36, and 40 as the basis for the appeal as follows:

Condition No. 15
MRCA asserts the Spring Canyon Project's Environmental Impact Report ("EIR"), certified in 2002, fails to include an analysis of environmental impacts from lead contaminated soils that could be exposed during grading, leaving the County open to liability during project grading if lead shot is observed.

MCRA also asserts that the "Yellowstone Lane" wildlife crossing is only suitable to the most urban-adapted species, and not any others. MCRA further contends that the condition requirements for the "Stonecrest Road" wildlife linkage must include wildlife exclusion fencing along SR-14 to prevent wildlife from straying onto the highway. MCRA also notes that CDFW listed the mountain lion as a candidate species for protection by the California Endangered Species Act ("CESA"), and therefore the Spring Canyon Project will "substantially affect a rare, threatened, or endangered species" by interfering with its movement and diminishing its habitat. MCRA argues that the speed limit on Soledad Canyon Road should be reduced to 35 miles per hour and include photo enforcement to be effective for as a wildlife corridor to/from the Santa Clara River.

Condition 17
MRCA asserts that the requirement to install native landscaping on the eight-foot-wide multimodal trail for wildlife linkage cannot feasibly be completed without the vegetation encroaching into either the multimodal trail or Stonecrest Road. MRCA also argues that Oak Tree Permit No. 201300020 from 2013 is outdated, and that the requirement to transfer open space to a public agency or non-profit is "insufficiently vague."

Condition 36
MRCA asserts this condition must impose certain "structure hardening requirements" because the Spring Canyon Project is located in a Very High Fire Hazard Severity Zone.

Condition 40
MRCA asserts that this condition "removes" a requirement for the permittee to construct a restroom facility as part of the Active Park improvements, and alleges not having a bathroom at the park will result in impacts to native habitats areas from park users "improvising restrooms."

E. Staff Response to the Appeal of CUP Mod Project

MRCA's comments fundamentally misstate the purpose of the Project under consideration, which is limited to the CUP Mod Project only. This includes modifications to 12 conditions of approval of CUP No. 96-044-(5) of the original CUP that was approved in 2004. The CUP Mod Project will update the specified conditions of the original CUP to match the new or modified conditions of approval under the Fourth Amendment to TR 48086 approved by the Board in 2019. In 2019, the Fourth Amendment added four conditions to facilitate wildlife crossing. These conditions effectively banned "V" ditches to allow wildlife crossing, required landscaping to provide for covered wildlife passage, required reduced vehicle speed at certain intersections in the wildlife corridor, and required the addition of "wildlife crossing" flashing lights and signage along the proposed "B" Street. These conditions were added on top of the mitigation measures that were imposed as a result of the Spring Canyon Project's environmental analysis of the Project's impact on wildlife crossing, which determined it would be significant and unavoidable with mitigation.

Condition No. 20 of the Fourth Amendment to TR 48086 requires the filing of a CUP Modification to achieve consistency between the Conditions of Approval for the Fourth Amendment and the original CUP. The CUP Mod Project was filed to comply with this condition of approval and does not alter, modify, or expand the previously approved Spring Canyon Project. Therefore, the Addendum that was prepared for this CUP Mod Project is for a very narrow scope, which presents no change-- physical, material, or otherwise-- to the previously approved Spring Canyon Project.

In short, the substantive changes to the Spring Canyon Project were adopted in 2019 as part of the Fourth Amendment, and the current CUP Mod Project under consideration makes no substantive changes. MRCA's challenges to the Project adopted in 2019 are therefore untimely pursuant to California Government Code § 65009, subd. (c)(1), which sets a 90-day statute of limitations, limiting new challenges to locally adopted permits.

Additionally, any changes to the regulatory environment that have occurred, subsequent to the approval of the Spring Canyon Project in 2004, such as the listing of mountain lions as a CESA candidate species or fire hardening regulations, do not need to be considered in conjunction with the CUP Mod Project nor should any claims that the Spring Canyon Project's previously adopted EIR and Addenda do not provide adequate analysis or mitigation to offset impacts. The period for legally challenging these environmental determinations has passed. [See CEQA Guidelines § 15112 (maximum CEQA statute of limitations of 180 days).] As discussed below, the Project's Draft EIR adequately analyzed the impact to mountain lion habitat and

populations, specifically regarding habitat linkages, and the change in species status under the CESA would not alter those factual conclusions.[1]

Additional Response to Condition No. 15
If lead shot is observed, the County Department of Public Works adheres to standard protocol which involves referring the contractor to either State Department of Toxic Substances Control or the County Fire Department's Site Mitigation Unit for remedy and clearance.

Additional Response to Condition No. 40
The County Department of Parks and Recreation confirmed that a restroom will be provided. The facility will be included in the Parks Development Agreement as required by amended CUP Condition No. 20.

F. Modification to the Original CUP

The permittee is proposing to modify 12 conditions of approval as detailed in the table below. Condition Nos. 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45. Condition No. 82 has been added as suggested by the Hearing Officer during the public hearing on October 22, 2024.

Current Language	Proposed Modification
Condition No. 1	
This grant authorizes the use of the subject property for 542 single-family lots, one public facility fire station lot, one public facility sheriff sub-station lot, two park lots, and three open space lots in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A" subject to all of the following conditions of approval.	This grant permits the use of the subject property for 492 single-family lots, a fire station lot, a Sheriff sub-station lot, 3 private park lots, 3 open space lots dedicated to the public, 12 debris basin lots, and a public school lot in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A' (Amendment Map) dated August 14, 2018, subject to all the following conditions of approval.
Condition No. 8	

[1]See *Fort Mojave Indian Tribe v. Department of Health Services* (1995) 38 Cal.App.4th 1574, 1604 In where subsequent designation of impacted land as "critical habitat" for endangered desert tortoise did not require a subsequent or supplemental EIR because the EIR's "analysis and findings had already taken into account the project's ouster of ninety acres of 'high quality desert tortoise habitat."

The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project, are incorporated by this reference and made conditions of this permit. The permittee shall comply with the attached Mitigation Monitoring Program to the FEIR. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence: • Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits. • At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase; • Prior to occupancy clearances by the Department of Public Works; and, • Additional reports shall be submitted as required by the Director, the Forester, and/or Fire Warden.	The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project, and the Addendum to the FEIR associated with Environmental Assessment No. RPPL2018004166, are incorporated by this reference and made conditions of this permit. The permittee shall comply with the Mitigation Monitoring Program to the FEIR, as amended by the Fourth Amendment to Vesting Tentative Tract Map No. 48086-(5). As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence: • Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits. • At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase; • Prior to occupancy clearances by the Department of Public Works; and Additional reports shall be submitted as required by the Director, and the Forester and/or Fire Warden.

Condition No. 15	
The subject property shall be graded, developed, and maintained in substantial compliance with the approved amended vesting tentative tract map and Exhibit "A" (dated 3/7/00), amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a revised Exhibit "A".	The subject property shall be graded, developed, and maintained in substantial compliance with the approved Fourth Amended Vesting Tentative Tract Map No. 48086-(5) and Exhibit "A" (dated August 14, 2018), showing total grading quantities of 7,237,000 cubic yards, with 5,287,000 of excavation and compaction, an additional 1,106,000 of alluvial removal and recompaction, stabilization fills of 402,000 cubic yards (cut/fill) and 442,000 (cut/fill) lot over-excavation, all balanced on-site. Future amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a revised Exhibit "A".
Condition No. 17	
The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086 and Oak Tree Permit No. 96-044-(5).	The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086, including Vesting Tentative Tract Map Amendment Nos. 1 through 4, Conditional Use Permit No.96-044-(5), Oak Tree Permit No. 96-044-(5) and Oak Tree Permit No. 201300020. The Fourth Amendment to Vesting Tentative Tract Map 48086-(5) requires compliance with the following conditions of approval: <u>Prior To Issuance of A Certificate of Occupancy</u> • A conservation easement, to be held by an agency experienced in the management of undisturbed land, and to be approved by the Director, shall be placed on areas designated as open space and undisturbed areas of Lot Nos. 11-15, 33, 39-44, 55-56, 509, and 513 on the tentative map. The conservation easement shall be filed, reviewed and approved by the Director prior to issuance of certificates of occupancy for the project. Upon recordation, the subject recorded conservation easements shall not be subordinate in title to any liens, or monetary obligations. Permittee shall provide a current title report for each easement parcel to the agency slated to hold the easements and shall be responsible for all costs related to the easement review and recordation, including title insurance.

	• Permittee shall transfer ownership of undeveloped, natural area depicted as open space to a public agency, or non-profit conservation organization, to the satisfaction of the Director, for perpetual maintenance of those portions of the open space and shall dedicate to the County the right to restrict any and all development on said lots. The final executed agreement shall include a reasonable endowment for maintenance as agreed upon by the public agency, or non-profit agency, or non-profit conservation organization and permittee, and must be to the satisfaction of the Director. • Permittee shall avoid using "V" ditches in the open space areas so as to allow wildlife crossing, to the satisfaction of Public Works and Regional Planning. <u>Prior To Issuance of Any Grading Permits</u> • Road widening improvements at the southern portion of the Project Site, adjacent to SR-14, shall include landscaping with indigenous/native plants that can connect and provide for wildlife passage between Spring Canyon Road 10-foot-high culvert and continue underneath Valley Canyon Road (proposed future Yellowstone Lane) to the southern natural, undisturbed slopes. • Landscaping with indigenous plants shall provide for wildlife passage east of the Stonecrest Road/Yellowstone Lane intersection. The intersection shall be configured with indigenous/native landscaping to guide wildlife on the riding-hiking-wildlife trail to the east and south across Soledad Canyon Road and out of the intersection. <u>Prior to Issuance of a Building Permit</u> • For Lot No. 514 (school site) the permittee shall coordinate with and notify the Sulphur Springs School District to prepare and submit preliminary improvement plans to the Public Works Traffic and Lighting Division (now Traffic, Safety and Mobility Division).

	• Permittee shall comply with County Code Section 21.32.200 by contributing its fair share for regional infrastructure improvements at SR-14 northbound ramps/Soledad Canyon Road and SR-14 southbound ramps north of Sand Canyon Road/Soledad Canyon Road to the satisfaction of Public Works. • Permittee shall contribute its fair share to the City of Santa Clarita to carry out improvements within the boundaries of the City's jurisdiction to the satisfaction of Public Works. • Permittee shall submit to Public Works detailed striping and signal plans consistent with the findings and recommendations from the Soledad Canyon Road Speed Advisory Study to the satisfaction of said department. • The bridge over Spring Canyon on Soledad Canyon Road (proposed future improvement/widening) shall be retained or reconstructed to the satisfaction of Regional Planning and Public Works. Bridge/street improvement plans, if implemented by the Permittee or by a separate agreed upon party, shall be reviewed and approved by the Director. • Prior to the issuance of the building permit for the 301st residential dwelling unit, the permittee shall submit evidence that a second means of access has been physically constructed to the satisfaction of Regional Planning, Public Works, and the Fire Department. <u>Prior To Issuance of A Certificate of Occupancy For Any Residential Lot</u> • Permittee shall construct and complete, or cause to be constructed and completed, the approved detailed striping and signal plans consistent with the findings and recommendations from the Soledad Canyon Road Speed Advisory Study to the satisfaction of Public Works.

Condition No. 19	
A maximum of 542 single-family residential units are permitted on the subject property.	A maximum of 492 single-family residential units are permitted on the subject property.
Condition No. 22	
The permittee shall provide in the Covenants, Conditions, and Restrictions, to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine ("Cemex") south of the Antelope Valley Freeway with attendant impacts, which are permitted to continue their operations in compliance with requirements of the County Code and any applicable permits.	The permittee shall provide in the Covenants, Conditions, and Restrictions ("CC&R's"), to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine ("Cemex") south of the Antelope Valley (SR-14) Freeway with attendant resultant impacts, which are permitted to continue their operations in compliance with requirements of the County Code and of any appliable permits. Prior to issuance of any Project building permit(s), Permittee shall establish a Homeowner's Association ("HOA") for the Project. CC&R's of the HOA shall be continuously maintained for the HOA. Where mitigation measures have provisions for buyers to receive information in escrow packages, the measures shall be recorded in the CC&Rs.
Condition No. 23	
The Permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway, and proposed Cemex location south of the Antelope Valley Freeway.	The Permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway (SR-14), and proposed Cemex location south of the Antelope Valley (SR-14) Freeway. In addition, the sales office shall have brochures available to highlight the benefits of the green initiatives featured at the Project Site and a brochure from the National Wildlife Federation to inform homebuyers of the Backyard Habitat Program.
Condition No. 24	
The Permittee shall submit a copy of the project's Covenants, Conditions, and Restrictions to the Director for review and approval prior to the recordation of the final map for Vesting Tentative Tract Map No. 48086.	The permittee shall submit a copy of the project's CC&R's to the Director for review and approval prior to the recordation of the final map for Vesting Amended Tentative Tract Map 48086. A copy of these Project conditions of approval shall be attached and included as conditions in the CC&Rs provided to homeowners, and the CC&Rs shall prohibit any such condition from

	being amended in any way, or eliminated, without prior approval from the Director.
Condition No. 36	
The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code.	The permittee shall utilize water-saving devices and technology as well as solar and electric efficiency technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code. Every residential dwelling unit within the Project Site shall be built with a solar panel system to generate electricity equivalent to 3 KwH. Permittee shall fund 25 electric vehicle ("EV") charging stations within the Project Site and/or the surrounding community for the public to access and use, and once funded, these charging stations shall be installed by a third-party electric car charging provider, such as ChargePointe or Blink. Every residential dwelling unit constructed within the Project Site shall feature a 220V outlet in the garage for future EV chargers. No community pool is currently planned in the community; however, if any community pool is built within the subdivision, it must be equipped with solar panels for heating. Every residential dwelling unit constructed within the project site shall feature a tankless on-demand water heater. Every residential dwelling unit constructed within the project site shall comply with current ordinances and State laws, including low water and water conservation. Every residential dwelling unit constructed within the project site shall be plumbed for an optional greywater system to recycle washing machine water or kitchen sink water for use in backyard landscaping. Every residential dwelling unit constructed within the project site shall feature a rainwater collection system to reduce landscape water use. All landscaping within the common space of the developed portion of the project site and in the front yards of each residential lot shall comply with the

	County Code and State laws, featuring drip irrigation with drought tolerant and/or native landscaping.
Condition No. 40	
The permittee shall, prior to issuance of the first single-family residential building permit, enter into a park development agreement with the Department of Parks and Recreation that provides for permittee's completion of (1) an approximately 18-acre active park ("Active Park") consisting of a total usable pad of approximately 4.6 acres, slopes, and parking area as depicted on an approved revised Exhibit "A", and (2) a one-acre passive park ("Passive Park") as shown on an approved revised Exhibit "A" all to the satisfaction of the Department of Parks and Recreation. The following improvements to the Active Park shall be completed prior to the issuance of the certificate of occupancy for the first single-family residential unit in the project: *a.* Improved youth soccer field; *b.* Recreational turf and landscaping; and *c.* Restroom facilities.	The permittee shall, prior to issuance of any building permit for the project, enter into a park development agreement with the Department of Parks and Recreation for development (1) an approximately 18-acre active park ("Active Park") and (2) a one-acre passive park ("Passive Park") as shown on an approved revised Exhibit "A" all to the satisfaction of the Department of Parks and Recreation. Prior to the issuance of a building permit for the 213th residential dwelling unit, permittee shall complete, or cause complete construction of, the proposed active park; Pervious pavement shall be utilized in parking areas of the park and impervious pavement shall be eliminated wherever possible.
Condition No. 41	
The Passive Park shall be completed prior to the certificate of occupancy for the 100th single-family residential unit. The park development agreement shall provide that permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40 and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall	The Passive Park shall be completed prior to the issuance of the certificate of occupancy for the 380th residential dwelling unit. The Permittee shall complete, or cause completion of, the proposed passive park. The park development agreement shall provide that the Permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40 and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall otherwise bear the entire costs to complete such improvements. Permittee shall pay the prevailing wage for park improvements.

otherwise bear the entire costs to complete such improvements.	Permittee shall be eligible for a park obligation in-lieu fee credit for actual park improvement costs.
Condition No. 45	
All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a revised plot plan, shall be submitted to and approved by the Director before issuance of a building permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. In addition to the review and approval of the Director, the landscaping plans will be reviewed by the staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department. 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. The landscaping plan shall be maintained in compliance with the approved grading plans. The landscaping plan must show that at least 50 percent of the area covered by landscaping will be locally indigenous species, including not only trees, but shrubs and ground covering as well. However, if the applicant can prove to the satisfaction of staff that a 50 percent or more locally indigenous species is not	All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a Revised Exhibit "A", shall be submitted to and approved by the Director before issuance of a grading permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. In addition to the review and approval of the Director, the landscaping plans shall be reviewed by the staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department ("Fire Department"). Their review shall 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. The landscaping plan shall be maintained in compliance with the approved grading plans. A low wall made of fire-resistant material, to a maximum 42 inches in height, may be constructed at the proposed building pad boundaries between fuel modification Zones B and C. Zone C and beyond, shall have indigenous native plants to the satisfaction of the Fire Department. The landscaping plan must show all landscaping will be locally indigenous species, including not only trees but shrubs and ground cover as well. **Permitted Plantings.** Only trees, shrubs, and ground coverings indigenous to the local region may be used. Permittee shall plant indigenous/native vegetation in the open spaces, and on slopes, as long as it is outside of the fuel modification zones and 50 feet from structures. Existing native and non-native trees shall be mapped to the satisfaction of the Director, including holly-leaf cherry trees and California junipers.

possible due to County fire safety requirements, then staff may determine that a lower percentage is required. In those areas where staff approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting required shall be at least 30 percent. The landscaping will include trees, shrubs, and ground covering at a mixture and density determined by staff and the Fire Department. Fire retardant plants should be given first consideration. **Permitted Plantings.** Trees, shrubs, and ground coverings indigenous to the local region may be used for the required 50 percent landscaping. Fire retardant and locally indigenous plants that may also be used for the required 50 percent of such landscaping can be found on the attached list (marked Exhibit "B") complied by the Los Angeles County Fire Department. This list may be amended as approved by staff. **Timing of Planting.** Prior to the issuance of building permits for any construction, the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within 6 months and expected growth during the subsequent 18 months. The planting shall begin at the time of occupancy of each building. The required planting of	Holly-leaf cherry trees impacted by the Project shall be replaced and preserved in open space areas to the satisfaction of the Director. The Subdivider shall provide mitigation trees of eight to one (8:1) for each tree removed. Soil testing and land banking for the holly-leaf trees shall be accomplished prior to issuance of building permits, to the satisfaction of the Director. Mitigation trees shall be planted within one year of the holly-leaf cherry tree removals. Permittee shall inform the Director when such trees have been planted. Permittee or authorized party shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree to the satisfaction of the Director. The five-year maintenance period will begin upon notification from Permittee that such trees have been planted. The maintenance period of the trees failing to survive five years will start anew with different replacement trees. Active Park. Indigenous/native vegetation shall be required on all slopes outside of fuel modification zones, or 50 feet from structures. Revegetation of slopes in, adjoining, and adjacent to the active park shall be completed within five years of the active park's complete and final construction to aid with the success and visibility of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits. Passive Park. Indigenous/native vegetation shall be required on all slopes outside of fuel modification zones, or 50 feet from structures Revegetation of slopes in, adjoining and adjacent to the passive park's complete and final construction to aid with the success and viability of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits.

new trees, shrubs, and ground coverings shall be completed within six months following occupancy. The approved landscaping plan shall set forth goals for the growth of new plants in order to achieve established landscaping within 18 months following completion of the required planting. The permittee shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan. These requirements shall not apply to areas which have been previously landscaped and irrigated during other phases of development.	**Timing of Planting.** Prior to the issuance of building permits for any construction, the permittee shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within 6 months and expected growth during the subsequent 18 months. The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs, and ground coverings shall be completed within six months following occupancy. The approved landscaping plan shall set forth goals for the growth of new plants in order to achieve established landscaping within 18 months following completion of the required planting. The permittee shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan. These requirements shall not apply to areas which have been previously landscaped and irrigated during other phases of development.
New Condition No. 82	
	The terms and conditions of the CUP Modification shall be recorded in the office of the County Recorder immediately following final approval. In addition, upon transfer or lease of all or any portion of the subject property during the term of this grant, the permittee shall promptly provide a copy of this grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.

BURDEN OF PROOF

The permittee is required to substantiate all facts identified by Section 22.236.050 (Findings and Decision) of the County Code. Consistency findings can be found in the attached Findings (Exhibit C – Findings). The Burden of Proof with permittee's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the permittee has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for an Addendum to the certified EIR. An Addendum to the certified EIR 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. The Addendum concludes the CUP Mod Project does not propose any changes to the Spring Canyon Project and there are no substantial changes to the circumstances under which the approved project was undertaken or new information of substantial importance which will show the Project has a new or more severe significant effect on the environment not discussed in the previous EIR. Additionally, there are no mitigation measures or alternatives previously found to be infeasible that would in fact be feasible, and there are no mitigation measures or alternatives considerably different from those analyzed in the EIR would substantially reduce any significant effects on the environment.

In 2020, the Southern California subpopulation of mountain lions was listed as a candidate CESA species following certification of the EIR in 2004 and approval of the Fourth Amendment and corresponding Addenda in 2019. However, the listing does not increase or introduce additional environmental impacts from the CUP Mod Project because the EIR's analysis and findings and prior Addenda took wildlife movement, including mountain lions, into account and determined the impact to be significant and unavoidable with the incorporation of feasible mitigation. Therefore, the subsequent listing does not change the CUP Mod Project's impact on the species because the previous environmental review and adopted mitigation measures adequately focused on the real-world effects of the Spring Canyon Project on mountain lion populations and migration, and the CUP Mod Project presents no changes to subdivision design or scope of the proposed development. (See footnote 1 above). Therefore, a subsequent or supplemental EIR is not required pursuant to CEQA Guidelines Sections 15162 or 15163, and an Addendum to the EIR under section 15164 is appropriate and sufficient to comply with CEQA.

COMMENTS RECEIVED

As required by Section 22.236.040 (Application and Review Procedures) of the County Code, notices for the CUP Mod Project were mailed to all property owners within the 1,000-foot radius and other interested parties on July 25, 2024, and September 16, 2024, for the public hearing before the Hearing Officer. The public hearing for the appeal, before the Regional Planning Commission, was noticed in the same manner as the CUP Mod Project, with notices mailed to all property owners, at the same radius, and other interested parties on December 30, 2024.

The following correspondence was received for the public hearing before the Hearing Officer:

1) A Public Records Act request from SCOPE dated August 5, 2024, clarified on September 16, 2024, requesting specific project materials to be uploaded to the Project webpage. Letters from SCOPE dated August 25, 2024 and October 21, 2024, were also submitted citing the same concerns that were raised at the Hearing Officer public hearing held on October 22, 2024.

2) Letters from the MCRA dated October 17, 2024 and October 21, 2024, claiming the Project's tentative map life has expired, the County's Low standards were not effective until after certification of the Project's FEIR, the MMRP needs to be updated due to the passage of time, listing of the mountain lion has been listed as a CESA candidate, regarding habitat mitigation there are low soil moisture conditions, and yearly temperature increases, and reiterating the need for the establishment of a funding source to fund the maintenance of the open space lots and transfer of the land to a public agency.
3) Two inquiries were received requesting information on the scope of the entitlement and the construction timeline from the Agua Dulce Town Council and an individual.

Report Reviewed By:

Joshua Huntington, AICP, Supervising Regional Planner

Report Approved By:

Susan Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Project Summary
EXHIBIT B	Draft Findings Revised
EXHIBIT C	CUP Modification Addendum Revised
EXHIBIT D	Addendum Revised Previously Adopted EIR: https://lacdrp.legistar.com/LegislationDetail.aspx?ID=6739794&GUID=389DDCEA-319E-49F2-91F8-3B62FAE0E05C&Options=ID|Text|&Search=48086
EXHIBIT E	Appeal submitted by MRCA dated October 31, 2024
EXHIBIT F	• Hearing Officer Findings and Conditions: https://lacdrp.legistar.com/View.ashx?M=F&ID=13393731&GUID=E0A68389-2049-44C4-8EB7-7880ED73DE71 • Hearing Package dated October 8, 2024, which includes the Environmental Determination (Addendum) and Original Findings & Conditions of Approval for CUP 96-044-(5): lacdrp.legistar.com/View.ashx?M=F&ID=13366619&GUID=E6CA9638-7BC0-4298-9CF7-66DC3BF71C1D • Supplemental Memo dated October 21, 2024: https://lacdrp.legistar.com/View.ashx?M=F&ID=13366619&GUID=E6CA9638-7BC0-4298-9CF7-66DC3BF71C1D

	• Supplemental Memo dated October 17, 2024: https://lacdrp.legistar.com/View.ashx?M=F&ID=13386071&GUID=8EEDA41A-29B5-4261-B989-476AC9863E05 • Supplemental Memo dated August 26, 2024: https://lacdrp.legistar.com/View.ashx?M=F&ID=13258666&GUID=388AFB3C-0060-45DB-82A5-7A626D706F19 • Supplemental Memo dated August 15, 2024: https://lacdrp.legistar.com/View.ashx?M=F&ID=13236843&GUID=7A5A7C7E-39BD-4D76-AE4B-1A07FFADA88C

EXHIBIT A

LA COUNTY PLANNING

PROJECT NUMBER
96-044-(5)

HEARING DATE
February 12, 2025

REQUESTED ENTITLEMENT(S)
Conditional Use Permit Modification No. RPPL2019002028 ("CUP Mod Project")

PROJECT SUMMARY

OWNER / APPLICANT
Spring Canyon Recovery Acquisition LLC

MAP/EXHIBIT DATE
N/A

PROJECT OVERVIEW
An appeal of the Hearing Officer's approved on October 22, 2024. The CUP Mod Project is a request to modify 12 conditions of approval (Nos. 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45) of CUP No. 96-044-(5) ("original CUP") to align with new and adjusted conditions approved under the Fourth Amendment to Vesting Tentative Tract Map No. 48086 (RPPL2018004065) ("Fourth Amendment"), which was approved by the County Board of Supervisors on June 25, 2019.

LOCATION
North of the Antelope Valley Freeway (SR-14) and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon

ACCESS
Yellowstone Road

ASSESSORS PARCEL NUMBERS
514 parcels from recorded Tract Map Nos. 48086, 48086-01, 48086-02, and 48086-03

SITE AREA
548.1 Gross Acres

GENERAL PLAN / LOCAL PLAN
Santa Clarita Valley Area Plan

ZONED DISTRICT
Soledad

PLANNING AREA
Santa Clarita Valley

LAND USE DESIGNATION
H2 (Residential 2 – Up to 2 Dwelling Units Per Acre)

ZONE
R-1-6,000 (Single-Family Residence - 6,000 Square Feet Minimum Required Lot Area), R-1-7,000 (Single-Family Residence - 7,000 Square Feet Minimum Required Lot Area), R-1-8,000 (Single-Family Residence - 8,000 Square Feet Minimum Required Lot Area), R-1-10,000 (Single-Family Residence - 10,000 Square Feet Minimum Required Lot Area), R-1-15,000 (Single-Family Residence - 15,000 Square Feet Minimum Required Lot Area), R-1-20,000 (Single-Family Residence - 20,000 Square Feet Minimum Required Lot Area), and A-2 (Heavy Agricultural)

PROPOSED UNITS
492

MAX DENSITY/UNITS
N/A

COMMUNITY STANDARDS DISTRICT
N/A

ENVIRONMENTAL DETERMINATION (CEQA)
Addendum to the previously certified Environmental Impact Report

KEY ISSUES

- Conform CUP conditions to the Fourth Amendment conditions of approval as required by Fourth Amendment Condition No. 20.
- Consistency with the Santa Clarita Valley Area Plan and General Plan
- Satisfaction of the following portions of Title 22 of the County Code:
    - Chapter 22.236 (Minor Modification or Elimination of Conditional Use Permit Conditions)
    - Section 22.158.050 (CUP – Findings and Decision Requirements)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Marie Pavlovic, Senior Planner	(213) 459 - 3586	mpavlovic@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. 96-044-(5)

CONDITIONAL USE PERMIT MODIFICATION NO. RPPL2019002028

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing to consider an appeal of the Hearing Officer's decision to approve Conditional Use Permit Modification to RPPL2019002028 ("CUP Mod Project") on February 12, 2025.

2. **HEARING PROCEEDINGS.** *Reserved.*

3. **SUMMARY OF THE APPEAL OF THE CUP MOD PROJECT.** On October 31, 2024, the Mountain Recreation and Conservation Authority ("MRCA") filed an appeal of the Hearing Officer's decision on October 31, 2024, citing CUP Condition Nos. 15, 17, 36, and 40 as the basis for the appeal as follows:

   Condition No. 15
   MRCA asserts the Spring Canyon Project's Environmental Impact Report ("EIR"), certified in 2002, fails to include an analysis of environmental impacts from lead contaminated soils that could be exposed during grading, leaving the County open to liability during project grading if lead shot is observed.

   MCRA then asserts that the "Yellowstone Lane" wildlife crossing is only suitable to the most urban-adapted species, and not any others. MCRA further argues that the condition requirements for the "Stonecrest Road" wildlife linkage must include wildlife exclusion fencing along SR-14 to prevent wildlife from straying onto the highway. MCRA also notes that CDFW listed the mountain lion as a candidate species for protection by the California Endangered Species Act ("CESA"), and therefore the Spring Canyon Project will "substantially affect a rare, threatened, or endangered species" by interfering with its movement and diminishing its habitat. MCRA argues that the speed limit on Soledad Canyon Road should be reduced to 35 miles per hour and include photo enforcement to be effective as a wildlife corridor to/from the Santa Clara River.

   Condition 17
   MRCA asserts that the requirement to install native landscaping on the eight-foot-wide multimodal trail for wildlife linkage cannot feasibly be completed without the vegetation encroaching into either the multimodal trail or Stonecrest Road. MRCA also argues that Oak Tree Permit No. 201300020 from 2013 is outdated, and that

the requirement to transfer open space to a public agency or non-profit is "insufficiently vague."

Condition 36
MRCA asserts this condition must impose certain "structure hardening requirements" because the Spring Canyon Project is located in a Very High Fire Hazard Severity Zone.

Condition 40
MRCA asserts that this condition "removes" a requirement for the permittee to construct a restroom facility as part of the Active Park improvements, and alleges not having a bathroom at the park will result in impacts to native habitats areas from park users "improvising restrooms."

4. **Staff Response to the Appeal of the CUP Mod Project.** MRCA's comments fundamentally misstate the purpose of the Project under consideration, which is limited to the CUP Mod Project only. This includes modifications to 12 conditions of approval of CUP No. 96-044-(5) of the original CUP that was approved in 2004. The CUP Mod Project will update the specified conditions of the original CUP to match the new or modified conditions of approval under the Fourth Amendment to TR 48086 approved by the Board in 2019. In 2019, the Fourth Amendment added four conditions to facilitate wildlife crossing. These conditions effectively banned "V" ditches to allow wildlife crossing, required landscaping to provide for covered wildlife passage, required reduced vehicle speed at certain intersections in the wildlife corridor, and required the addition of "wildlife crossing" flashing lights and signage along the proposed "B" Street. These conditions were added on top of the mitigation measures that were imposed as a result of the Spring Canyon Project's environmental analysis of the Project's impact on wildlife crossing and determined it would be Significant and unavoidable with mitigation.

   Condition No. 20 of the Fourth Amendment to TR 48086 requires the filing of a CUP Modification to achieve consistency between the Conditions of Approval for the Fourth Amendment and the original CUP. The CUP Mod Project was filed to comply with this condition of approval and does not alter, modify, or expand the previously approved Spring Canyon Project. Therefore, the Addendum that was prepared for this CUP Mod Project is for a very narrow scope, which presents no change-- physical, material, or otherwise-- to the previously approved Spring Canyon Project.

   In short, the substantive changes to the Spring Canyon Project were adopted in 2019, and the current CUP Mod Project under consideration makes no substantive changes. MRCA's challenges to the Project adopted in 2019 are therefore untimely pursuant to California Government Code § 65009, subd. (c)(1), which sets a 90-day statute of limitations, limiting new challenges to locally adopted permits.

Additionally, any changes to the regulatory environment that have occurred, subsequent to the approval of the Spring Canyon Project in 2004, such as the listing of mountain lions as a CESA candidate species or fire hardening regulations, do not need to be considered in conjunction with the CUP Mod Project nor should any claims that the Spring Canyon Project's previously adopted EIR and Addenda do not provide adequate analysis or mitigation to offset impacts. The period for legally challenging these environmental determinations have passed. (See CEQA Guidelines § 15112 [maximum CEQA statute of limitations of 180 days].) As discussed below, the Project's Draft EIR adequately analyzed the impact to mountain lion habitat and populations, specifically regarding habitat linkages, and the change in species status under the CESA would not alter those factual conclusions. (See *Fort Mojave Indian Tribe v. Department of Health Services* (1995) 38 Cal.App.4th 1574, 1604.)

Additional Response to Condition No. 15
If lead shot is observed, the Department of Public Works adheres to standard protocol which involves referring the contractor to either Department of Toxic Substances Control or the Fire Department's Site Mitigation Unit for remedy and clearance.

Additional Response to Condition No. 40
The Department of Parks and Recreation confirmed that a restroom will be provided. The facility will be included in the Parks Development Agreement as required by amended CUP Condition No. 20.

5. **MODIFICATIONS.** The permittee, Spring Canyon Recovery Acquisition LLC ("permittee"), requests a CUP Mod Project to authorize the modification of 12 conditions of CUP No. 96-044-(5) ("original CUP"), including Condition Nos. 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45 ("Project"); the original CUP was approved by the County Board of Supervisors ("Board") on August 3, 2004. The original CUP authorized a density-controlled development within a Hillside Management Area.

6. **RELATED ENTITLEMENTS.** Vesting Tentative Tract Map No. 48086 ("TR 48086") is a related entitlement, and was approved together with the original CUP by the Board on August 3, 2004, to create 542 single-family lots, a fire station site, a sheriff substation site, two park lots and three open space lots on 548.1 gross acres. TR 48086 was amended four times: 2007, 2011, 2012, and 2019.

7. **LOCATION.** The Project is located north of the Antelope Valley (SR-14) Freeway and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon, in the Soledad Zoned District in the Santa Clarita Valley Planning Area in the unincorporated community of Santa Clarita Valley ("Project Site").

8. **LAND USE DESIGNATION.** The Project Site is located within the H2 (Residential 2 – 2 Dwelling Units per Acre) land use category of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.

9. **ZONING.** The Project Site is currently zoned R-1-6,000 (Single-Family Residence - 6,000 Square Feet Minimum Required Lot Area), R-1-7,000 (Single-Family Residence - 7,000 Square Feet Minimum Required Lot Area), R-1-8,000 (Single-Family Residence - 8,000 Square Feet Minimum Required Lot Area), R-1-10,000 (Single-Family Residence - 10,000 Square Feet Minimum Required Lot Area), R-1-15,000 (Single-Family Residence - 15,000 Square Feet Minimum Required Lot Area), R-1-20,000 (Single-Family Residence - 20,000 Square Feet Minimum Required Lot Area), and A-2 (Heavy Agricultural).
10. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions
The Project Site is 548.1 gross acres in size and consists of 514 legal lots, created when the final map phases for the Project were recorded (TR48086, TR48086-1, TR48086-2, TR48086-3). The Project Site is irregular in shape with sloping topography and is undeveloped.

B. Site Access
The Project Site is accessed from Yellowstone Road, a 64-foot-wide public road.

C. Fourth Amendment to TR 48086 ("Fourth Amendment")
The Fourth Amendment, approved by the Board on June 25, 2019, adjusted the sequencing of compliance with conditions of approval and mitigation measures related to grading, road, infrastructure, and parks and trail improvements, as well as landscaping installation. The Fourth Amendment also clarified which parties are responsible for implementation of mitigation measures and added conditions to address climate change considerations. Further, Condition No. 20 of the Fourth Amendment to TR 48086 requires the filing of a CUP Mod Project to ensure consistency between the Conditions of Approval for the Fourth Amendment and the original CUP:

- **Fourth Amendment Condition 20**
All Vesting Map conditions not amended by this Amendment map and all conditions of previously approved CUP and Oak Tree Permit Nos. 96-044-(5) apply, except where modified herein, or as will be required to be modified through the CUP Mod Project process, County Code Section 22.236, to ensure that the related CUP No. 96-044-(5) is consistent with the conditions of approval for this Amendment. The modification will capture changes with respect to earth material export and will ensure the timing of the conditions of approval of both the CUP and Amendment are consistent and will be required prior to issuance of grading and/or building permits. Subdivider must file for the CUP Mod Project prior to final map recordation.

D. Modifications to the Original CUP
The permittee is proposing to modify 12 conditions of approval, as required by Condition No. 20 of the Fourth Amendment, detailed in the table below. Condition

Nos. 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45. Condition No. 82 has been added as suggested by the Hearing Officer during the public hearing on October 22, 2024.

Current Language	Proposed Modification
Condition No. 1	
This grant authorizes the use of the subject property for 542 single-family lots, one public facility fire station lot, one public facility sheriff sub-station lot, two park lots, and three open space lots in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A" subject to all of the following conditions of approval.	This grant permits the use of the subject property for 492 single-family lots, a fire station lot, a Sheriff sub-station lot, 3 private park lots, 3 open space lots dedicated to the public, 12 debris basin lots, and a public school lot in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A' (Amendment Map), dated August 14, 2018, subject to all the following conditions of approval.
Condition No. 8	
The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project, are incorporated by this reference and made conditions of this permit. The permittee shall comply with the attached Mitigation Monitoring Program to the FEIR. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence: • Prior to or concurrent with submittal of a site plan to be	The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project, and the Addendum to the FEIR associated with Environmental Assessment No. RPPL2018004166, are incorporated by this reference and made conditions of this permit. The permittee shall comply with the Mitigation Monitoring Program to the FEIR, as amended by the Fourth Amendment to Vesting Tentative Tract Map No. 48086-(5). As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence; • Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits. • At the time of building permit issuance, including verification of payment of applicable fees. If the

approved by the Director of Planning ("Director") prior to issuance of grading permits. • At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase; • Prior to occupancy clearances by the Department of Public Works; and, • Additional reports shall be submitted as required by the Director, the Forester, and/or Fire Warden.	project is phased, a report shall be submitted at each successive phase; • Prior to occupancy clearances by the Department of Public Works; and Additional reports shall be submitted as required by the Director, and the Forester and/or Fire Warden.
Condition No. 15	
The subject property shall be graded, developed, and maintained in substantial compliance with the approved amended vesting tentative tract map and Exhibit "A" (dated 3/7/00), amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a revised Exhibit "A".	The subject property shall be graded, developed, and maintained in substantial compliance with the approved Fourth Amended Vesting Tentative Tract Map No. 48086-(5) and Exhibit "A" (dated August 14, 2018), showing total grading quantities of 7,237,000 cubic yards, with 5,287,000 of excavation and compaction, an additional 1,106,000 of alluvial removal and recompaction, stabilization fills of 402,000 cubic yards (cut/fill) and 442,000 (cut/fill) lot over-excavation, all balanced on-site. Future amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a Revised Exhibit "A".
Condition No. 17	
The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086 and Oak Tree Permit No. 96-044-(5).	The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086, including Vesting Tentative Tract Maps Amendments 1- 4, Conditional Use Permit No.96-044-(5), Oak Tree Permit No. 96-044-(5) and Oak Tree Permit No. 201300020.

	The Fourth Amendment to Vesting Tentative Tract Map 48086-(5) requires compliance with the following conditions of approval: <u>Prior To Issuance of A Certificate of Occupancy</u> • A conservation easement, to be held by an agency experienced in the management of undisturbed land, and to be approved by the Director, shall be placed on areas designated as open space and undisturbed areas of Lot Nos. 11-15, 33,39-44, 55-56, 509, and 513 on the tentative map. The conservation easement shall be filed, reviewed and approved by the Director prior to issuance of certificates of occupancy for the project. Upon recordation, the subject recorded conservation easements shall not be subordinate in title to any liens, or monetary obligations. permittee shall provide a current title report for each easement parcel to the agency slated to hold the easements and shall be responsible for all costs related to the easement review and recordation, including title insurance. • Permittee shall transfer ownership of undeveloped, natural area depicted as open space to a public agency, or non-profit conservation organization, to the satisfaction of the Director, for perpetual maintenance of those portions of the open space and shall dedicate to the County the right to restrict any and all development on said lots. The final executed agreement shall include a reasonable endowment for maintenance as agreed upon by the public agency, or non-profit agency, or non-profit conservation organization and permittee, and must be to the satisfaction of the Director. • Permittee shall avoid using "V" ditches in the open space areas so as to allow wildlife crossing, to the satisfaction of Public Works and Regional Planning. <u>Prior To Issuance of Any Grading Permits</u> • Road widening improvements at the southern portion of the Project Site, adjacent to SR-14, shall include landscaping with indigenous/native plants that can connect and provide for wildlife passage between Spring Canyon Road 10-foot-high culvert and continue underneath Valley

	Canyon Road (proposed future Yellowstone Lane) to the southern natural, undisturbed slopes. • Landscaping with indigenous plants shall provide for wildlife passage east of the Stonecrest Road/Yellowstone Lane intersection. The intersection shall be configured with indigenous/native landscaping to guide wildlife on the riding-hiking-wildlife trail to the east and south across Soledad Canyon Road and out of the intersection. <u>Prior to Issuance of a Building Permit</u> • For Lot No. 514 (school site) the permittee shall coordinate with and notify the Sulphur Springs School District to prepare and submit preliminary improvement plans to the Public Works Traffic and Lighting Divisions (now Traffic, Safety and Mobility Division). • Permittee shall comply with County Code Section 21.32.200 by contributing its fair share for regional infrastructure improvements at SR-14 northbound ramps/Soledad Canyon Road and SR-14 southbound ramps north of Sand Canyon Road/Soledad Canyon Road to the satisfaction of Public Works. • Permittee shall contribute its fair share to the City of Santa Clarita to carry out improvements within the boundaries of the City's jurisdiction to the satisfaction of Public Works. • Permittee shall submit to Public Works detailed striping and signal plans consistent with the findings and recommendations from the Soledad Canyon Road Speed Advisory Study to the satisfaction of said department. • The bridge over Spring Canyon on Soledad Canyon Road (proposed future improvement/widening) shall be retained or reconstructed to the satisfaction of Regional Planning and Public Works. Bridge/street improvement plans, if implemented by the permittee or by a separate agreed upon party, shall be reviewed and approved by the Director. • Prior to the issuance of the building permit for the 301st residential dwelling unit, the permittee shall submit evidence that a second means of access has been physically constructed to the

	satisfaction of Regional Planning, Public Works, and the Fire Department. <u>Prior To Issuance of A Certificate of Occupancy For Any Residential Lot</u> • Permittee shall construct and complete, or cause to be constructed and completed, the approved detailed striping and signal plans consistent with the findings and recommendations from the Soledad Canyon Road Speed Advisory Study to the satisfaction of Public Works.
Condition No. 19	
A maximum of 542 single-family residential units are permitted on the subject property.	A maximum of 492 single-family residential units are permitted on the subject property.
Condition No. 22	
The permittee shall provide in the Covenants, Conditions, and Restrictions, to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine ("Cemex") south of the Antelope Valley Freeway with attendant impacts, which are permitted to continue their operations in compliance with requirements of the County Code and any applicable permits.	The permittee shall provide in the Covenants, Conditions, and Restrictions ("CC&R's"), to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine ("Cemex") south of the Antelope Valley Freeway (SR-14)with attendant resultant impacts, which are permitted to continue their operations in compliance with requirements of the County Code and of any appliable permits. Prior to issuance of any Project building permit(s), permittee shall establish a Homeowner's Association ("HOA") for the Project. CC&R's of the HOA shall be continuously maintained for the HOA. Where mitigation measures have provisions for buyers to receive information in escrow packages, the measures shall be recorded in the CC&R's.
Condition No. 23	
The Permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway, and	The permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway (SR-14), and proposed Cemex location south of the Antelope Valley Freeway (SR-14). In addition, the

proposed Cemex location south of the Antelope Valley Freeway.	sales office shall have brochures available to highlight the benefits of the green initiatives featured at the Project Site and a brochure from the National Wildlife Federation to inform homebuyers of the Backyard Habitat Program.
Condition No. 24	
The Permittee shall submit a copy of the project's Covenants, Conditions, and Restrictions to the Director for review and approval prior to the recordation of the final map for Vesting Tentative Tract Map No. 48086.	The permittee shall submit a copy of the project's CC&R's to the Director for review and approval prior to the recordation of the final map for Vesting Amended Tentative Tract Map 48086. A copy of these Project conditions of approval shall be attached and included as conditions in the CC&R's provided to homeowners, and the CC&R's shall prohibit any such condition from being amended in any way, or eliminated, without prior approval from the Director.
Condition No. 36	
The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code.	The permittee shall utilize water-saving devices and technology as well as solar and electric efficiency technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code. Every residential dwelling unit within the Project Site shall be built with a solar panel system to generate electricity equivalent to 3 KwH. Permittee shall fund 25 electric vehicle ("EV") charging stations within the Project Site and/or the surrounding community for the public to access and use, and once funded, these charging stations shall be installed by a third-party electric car charging provider, such as ChargePointe or Blink. Every residential dwelling unit constructed within the Project Site shall feature a 220V outlet in the garage for future EV chargers. No community pool is currently planned in the community; however, if any community pool is built within the subdivision, it must be equipped with solar panels for heating. Every residential dwelling unit constructed within the project site shall feature a tankless on-demand water heater. Every residential dwelling unit constructed within the project site shall comply with current

	ordinances and State laws, including low water and water conservation. Every residential dwelling unit constructed within the project site shall be plumbed for an optional greywater system to recycle washing machine water or kitchen sink water for use in backyard landscaping. Every residential dwelling unit constructed within the project site shall feature a rainwater collection system to reduce landscape water use. All landscaping within the common space of the developed portion of the project site and in the front yards of each residential lot shall comply with the County Code and State laws, featuring drip irrigation with drought tolerant and/or native landscaping.
Condition No. 40	
The permittee shall, prior to issuance of the first single-family residential building permit, enter into a park development agreement with the Department of Parks and Recreation that provides for permittee's completion of (1) an approximately 18-acre active park ("Active Park") consisting of a total usable pad of approximately 4.6 acres, slopes, and parking area as depicted on an approved revised Exhibit "A", and (2) a one-acre passive park ("Passive Park") as shown on an approved revised Exhibit "A" all to the satisfaction of the Department of Parks and Recreation. The following improvements to the Active Park shall be completed prior to the issuance of the certificate of occupancy for the first single-family residential unit in the project: a. Improved youth soccer field;	The permittee shall, prior to issuance of any building permit for the project, enter into a park development agreement with the Department of Parks and Recreation for development (1) an approximately 18-acre active park ("Active Park") and (2) a one-acre passive park ("Passive Park") as shown on an approved Revised Exhibit "A" all to the satisfaction of the Department of Parks and Recreation. Prior to the issuance of a building permit for the 213th residential dwelling unit, permittee shall complete, or cause complete construction of, the proposed active park; Pervious pavement shall be utilized in parking areas of the park and impervious pavement shall be eliminated wherever possible.

b. Recreational turf and landscaping; and c. Restroom facilities.	
Condition No. 41	
The Passive Park shall be completed prior to the certificate of occupancy for the 100th single-family residential unit. The park development agreement shall provide that permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40 and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall otherwise bear the entire costs to complete such improvements.	The Passive Park shall be completed prior to the issuance of the certificate of occupancy for the 380th residential dwelling unit. The Permittee shall complete, or cause completion of, the proposed passive park. The park development agreement shall provide that the Permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40 and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall otherwise bear the entire costs to complete such improvements. Permittee shall pay the prevailing wage for park improvements. Permittee shall be eligible for a park obligation in-lieu fee credit for actual park improvement costs.
Condition No. 45	
All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a revised plot plan, shall be submitted to and approved by the Director before issuance of a building permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. In addition to the review and approval of the Director, the landscaping plans will be reviewed by the Los Angeles County Staff ("Staff") biologist of the Department of Regional Planning and the Los Angeles County Fire Department. Their	All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a Revised Exhibit "A", shall be submitted to and approved by the Director before issuance of a grading permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. In addition to the review and approval of the Director, the landscaping plans shall be reviewed by the Los Angeles County Staff ("Staff") biologist of the Department of Regional Planning and the Los Angeles County Fire Department ("Fire Department"). Their review shall 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. The landscaping plan shall be maintained in compliance with the approved grading plans. A low wall made of fire-resistant material, to a maximum 42 inches in height, may be constructed at

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. The landscaping plan shall be maintained in compliance with the approved grading plans. The landscaping plan must show that at least 50 percent of the area covered by landscaping will be locally indigenous species, including not only trees, but shrubs and ground covering as well. However, if the applicant can prove to the satisfaction of Staff that a 50 percent or more locally indigenous species is not possible due to County fire safety requirements, then Staff may determine that a lower percentage is required. In those areas where Staff approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting required shall be at least 30 percent. The landscaping will include trees, shrubs, and ground covering at a mixture and density determined by Staff and the Fire Department. Fire retardant plants should be given first consideration. **Permitted Plantings.** Trees, shrubs, and ground coverings indigenous to the local region may be used for the required 50 percent landscaping. Fire retardant and locally indigenous plants that may also be used for the required 50 percent of such landscaping can be found on the attached list (marked Exhibit "B") complied by the Los Angeles County Fire Department. This list	the proposed building pad boundaries between fuel modification Zones B and C. Zone C and beyond, shall have indigenous native plants to the satisfaction of the Fire Department. The landscaping plan must show all landscaping will be locally indigenous species, including not only trees but shrubs and ground cover as well. **Permitted Plantings.** Only trees, shrubs, and ground coverings indigenous to the local region may be used. Permittee shall plant indigenous/native vegetation in the open spaces, and on slopes, as long as it is outside of the fuel modification zones and 50 feet from structures. Existing native and non-native trees shall be mapped to the satisfaction of the Director, including holly-leaf cherry trees and California junipers. Holly-leaf cherry trees impacted by the Project shall be replaced and preserved in open space areas to the satisfaction of the Director. The permittee shall provide mitigation trees of eight to one (8:1) for each tree removed. Soil testing and land banking for the holly-leaf trees shall be accomplished prior to issuance of building permits, to the satisfaction of the Director. Mitigation trees shall be planted within one year of the holly-leaf cherry tree removals. Permittee shall inform the Director when such trees have been planted. Permittee or authorized party shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree to the satisfaction of the Director. The five-year maintenance period will begin upon notification from permittee that such trees have been planted. The maintenance period of the trees failing to survive five years will start anew with different replacement trees. Active Park. Indigenous/native vegetation shall be required on all slopes outside of fuel modification zones, or 50 feet from structures. Revegetation of slopes in, adjoining, and adjacent to the active park shall be completed within five years of the active park's complete and final construction to aid with the success and visibility of the plantings, depending on the type of habitat designed in the landscape plan and

may be amended as approved by Staff. **Timing of Planting.** Prior to the issuance of building permits for any construction, the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within 6 months and expected growth during the subsequent 18 months. The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs, and ground coverings shall be completed within six months following occupancy. The approved landscaping plan shall set forth goals for the growth of new plants in order to achieve established landscaping within 18 months following completion of the required planting. The permittee shall supply information for Staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished at the time of review, Staff may require replacement planting as necessary to assure completion in accordance with such plan. These requirements shall not apply to areas which have been previously landscaped and	schedule of revegetation, to the satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits. Passive Park. Indigenous/native vegetation shall be required on all slopes outside of fuel modification zones, or 50 feet from structures Revegetation of slopes in, adjoining and adjacent to the passive park's complete and final construction to aid with the success and viability of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits. **Timing of Planting.** Prior to the issuance of building permits for any construction, the permittee shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within 6 months and expected growth during the subsequent 18 months. The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs, and ground coverings shall be completed within six months following occupancy. The approved landscaping plan shall set forth goals for the growth of new plants in order to achieve established landscaping within 18 months following completion of the required planting. The permittee shall supply information for Staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished at the time of review, Staff may require replacement planting as necessary to assure completion in accordance with such plan. These requirements shall not apply to areas which have been previously landscaped and irrigated during other phases of development.

irrigated during other phases of development.	
New Condition No. 82	
	The terms and conditions of the CUP Modification shall be recorded in the office of the County Recorder immediately following final approval. In addition, upon transfer or lease of all or any portion of the subject property during the term of this grant, the permittee shall promptly provide a copy of this grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.

11. **HEARING OFFICER DECISION.** A duly-noticed public hearing was held on October 22, 2024. The Hearing Officer heard a presentation from Staff and testimony from the permittee, the Santa Monica Mountains Conservancy ("SMMC") and Santa Clarita Organization for Planning and the Environment ("SCOPE"). SMMC and SCOPE spoke in opposition to the CUP Mod Project.

    The Hearing Officer asked Staff if the original CUP conditions were recorded and whether the newly modified conditions would also be recorded. Staff confirmed the permittee would be required to record the modified conditions, as was done for the original CUP. The permittee, Patrick Parker, testified that all conditions and mitigation measures that were previously approved over the years will continue to be implemented to ensure Spring Canyon as approved, is the one that is built. After hearing all public testimony, the Hearing Officer closed the public hearing and approved the CUP Mod Project.

12. **PUBLIC COMMENTS.** No correspondence was received regarding the public hearing before the Commission. Correspondence was received for the public hearing before the Hearing Officer as detailed in the staff report and related supplemental memos.

13. **CEQA DETERMINATION.**
    Addendum to the Certified Environmental Impact Report ("EIR")
    Prior to the Commission's public hearing on the Project, an Addendum to the certified EIR 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. The Addendum concludes the CUP Mod Project does not propose any changes to the Spring Canyon Project and there are no substantial changes to the circumstances under which the approved project was undertaken or new information of substantial importance which will show the Project has a new or more severe significant effect on the environment not discussed in the previous EIR. Additionally, there are no mitigation measures or alternatives previously found to be

infeasible that would in fact be feasible, and there are no mitigation measures or alternatives considerably different from those analyzed in the EIR would substantially reduce any significant effects on the environment.

In 2020, the Southern California subpopulation of mountain lions was listed as a candidate CESA species following certification of the EIR in 2004 and approval of the Fourth Amendment and corresponding Addenda in 2019. However, the listing does not increase or introduce additional environmental impacts from the CUP Mod Project because the EIR's analysis and findings and prior Addenda took wildlife movement, including mountain lions, into account and determined the impact to be significant and unavoidable with the incorporation of feasible mitigation. Therefore, the subsequent listing does not change the CUP Mod Project's impact on the species because the previous environmental review and adopted mitigation measures adequately focused on the real-world effects of the Spring Canyon Project on mountain lion populations and migration, and the CUP Mod Project presents no changes to subdivision design or scope of the proposed development. (See *Fort Mojave Indian Tribe v. Department of Health Services* (1995) 38 Cal.App.4th 1574, 1604 [Subsequent designation of impacted land as "critical habitat" for endangered desert tortoise did not require a subsequent or supplemental EIR because the EIR's "analysis and findings had already taken into account the project's ouster of ninety acres of 'high quality desert tortoise habitat.'"].) Therefore, a subsequent or supplemental EIR is not required pursuant to CEQA Guidelines Sections 15162 or 15163, and an Addendum to the EIR under section 15164 is appropriate and sufficient to comply with CEQA.

GENERAL PLAN CONSISTENCY FINDINGS

14. **LAND USE POLICY.** The Commission finds that the CUP Mod Project is consistent with the goals and policies of the Area Plan. The Project aligns conditions between the Project's Fourth Amendment and the original CUP. The Project does not alter the approved use or increase the number of approved residential units. Therefore, the Project continues to conform with the land use category, intended for the development of low-density residential neighborhoods that require urban services.

ZONING CODE CONSISTENCY FINDINGS

15. **DEVELOPMENT STANDARDS.** The Commission finds that the review of CUP Mod Project conformity with the development standards for the residential use in the R-1 (Single-Family Residence) and A-2 (Heavy Agricultural) zoning was conducted as part of the Fourth Amendment. The future residences will undergo a development standards conformance review prior to issuance of a building permit pursuant to County Code Chapters 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones) and 22.18 (Residential Zones). It should be noted that the CUP Mod Project does not propose any changes to the Project and all zoning requirements apply unless specifically modified by the original CUP.

CONDITIONAL USE PERMIT MODIFICATION FINDINGS

16. The Commission finds that the proposed use will be consistent with the adopted Area Plan for the area. The proposed CUP Mod Project has no bearing on the project's consistency with the General Plan as the use and number of units that were previously approved will not change.

17. The Commission finds that the requested use at the Project Site not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site; and jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. The Project does not introduce any new requirements, expand existing requirements, or eliminate any requirements. The Project only aligns conditions between two Project entitlements, the original CUP and the Fourth Amendment, for consistency.

18. The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22 of the County Code, or as is otherwise required to integrate said use with the uses in the surrounding area. The CUP Mod Project will have no bearing on the project's ability to comply with development standards and future review will be required prior to the issuance of any building permits.

19. The Commission finds that the Project Site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kid and quantity of traffic such use would generate; by the other public or private service facilities as are required. The CUP Mod Project will have no bearing on the project's access as the entitlement request itself does not propose any changes to the Project but seeks to align the existing original CUP conditions of approval to the changes that were previously approved under the Fourth Amendment by the Board.

20. The Commission finds that the CUP Mod Project will not materially deviate from the terms and conditions imposed in the original CUP and Project entitlements. The original CUP conditions are inconsistent with the Fourth Amendment Condition related to project grading timing. Therefore, modifying the CUP condition language for consistency will not materially deviate from the terms and conditions that were previously imposed.

21. The Commission finds that the approval of the application is necessary to allow reasonable operation and use granted in the CUP. The CUP Mod Project is required per Condition No. 20 of the Fourth Amendment, approved by the Board on June 25, 2019. The Fourth Amendment adjusts the sequencing for compliance with the conditions of approval and mitigation measures, clarifies which parties are responsible for implementation of mitigation measures, and adds conditions to address climate change. The CUP Mod Project will align the original CUP conditions with the Fourth Amendment conditions that permit the various Project changes. The CUP Mod Project itself does not include any changes to the approved Project - only text changes to the conditions of approval for document consistency.

22. After consideration of the Addendum to the certified EIR, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project with modified conditions will have a significant effect on the environment, and further finds that the Addendum reflects the independent judgment and analysis of the Commission. The request is consistent with the applicable General Plan and is insignificant in its impact on the environment. Further, the proposed CUP Mod Project, related to the sequencing for compliance with conditions of approval and mitigation measures related to grading, road, infrastructure, parks and trails improvements, landscaping installation, climate change, implementing timing, and responsible parties, aligns the original CUP conditions with the Fourth Amendment Conditions of Approval. No changes to subdivision design or the scope of the approved development are proposed.

23. The Commission finds that only the specific request for modification shall be considered by the Commission at the public hearing. All other project features and conditions shall remain as previously approved.

ENVIRONMENTAL FINDINGS

24. The Commission finds that an Addendum to the certified EIR 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. The Commission finds that the CUP Mod Project does not propose any changes to the Spring Canyon Project and there are no substantial changes to the circumstances under which the approved project was undertaken or new information of substantial importance which will show the Project has a new or more severe significant effect on the environment not discussed in the previous EIR that was certified in 2004. The Commission also finds that no mitigation measures or alternatives previously found to be infeasible would in fact be feasible, and that no mitigation measures or alternatives considerably different from those analyzed in the EIR would substantially reduce any significant effects on the environment. In 2020, the Southern California subpopulation of mountain lions was listed as a candidate CESA species following certification of the EIR 2004 and approval of the Fourth Amendment and corresponding Addenda in 2019. However, the listing does not increase or introduce additional environmental impacts from the CUP Mod Project because the EIR's analysis and findings and prior Addenda took wildlife movement, including mountain lions, into account and determined the impact to be significant and unavoidable with the incorporation of feasible mitigation. Therefore, the subsequent listing does not change the CUP Mod Project's impact on the species because the previous environmental review and adopted mitigation measures adequately focused on the real-world effects of the Spring Canyon Project on mountain lion populations and migration, and the CUP Mod Project presents no changes to subdivision design or scope of the proposed development. (See *Fort Mojave Indian Tribe v. Department of Health Services* (1995) 38 Cal.App.4th 1574, 1604 [Subsequent designation of impacted land as "critical habitat" for endangered

desert tortoise did not require a subsequent or supplemental EIR because the EIR's "analysis and findings had already taken into account the project's ouster of ninety acres of 'high quality desert tortoise habitat.'"].) Therefore, a subsequent or supplemental EIR is not required pursuant to CEQA Guidelines Sections 15162 or 15163, and an Addendum to the EIR under section 15164 is appropriate and sufficient to comply with CEQA.

ADMINISTRATIVE FINDINGS

25. **LEGAL NOTIFICATION.** The Commission finds that pursuant to Section 22.236.040 (Application and Review Procedures) of the County Code, Staff properly notified the community of the public hearing by mail and newspaper. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website. On December 30, 2024, staff mailed Notices of Public Hearing out to all property owners as identified on the County Assessor's record within 1,000-foot radius from the Project Site. This mailing also included notices to those on the courtesy mailing list for the Soledad Zoned District and to any additional interested parties.

26. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

A. The Commission finds that the proposed use will be consistent with the adopted Area Plan for the area.

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

C. The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22 of the County Code, or as is otherwise required to integrate said use with the uses in the surrounding area.

D. The Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kid and quantity of traffic such use would generate; by the other public or private service facilities as are required.

E. The Commission finds that the modified CUP will not materially deviate from the terms and conditions imposed in the previously approved CUP.

F. The Commission finds that the approval of the application is necessary to allow reasonable operation and use granted in the CUP.

G. The Commission finds that all conditions of the original CUP and subsequent CUP Mod Project shall continue to apply, unless specifically modified by this approval.

H. After consideration of the addendum to the EIR and the Final EIR itself, together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the CUP Mod Project will have a significant effect on the environment, finds the addendum reflects the independent judgment and analysis of the Commission, and approves the addendum.

THEREFORE, THE COMMISSION:

1. Concludes the Addendum to the EIR for the CUP Mod Project was completed in compliance with CEQA and the State and County Guidelines related thereto.

2. Approves **CONDITIONAL USE PERMIT MODIFICATION NO. RPPL2019002028**, subject to the attached conditions.

ACTION DATE: February 12, 2025

JSH:EGA:MP

EXHIBIT C

MODIFIED CONDITION ADDENDUM
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. 96-044-(5)
CONDITIONAL USE PERMIT ("CUP") MODIFICATION NO. RPPL2019002028

DRAFT MODIFICATION OF CONDITION NUMBERS 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45 OF CUP NO. 96-044-(5)

Pursuant to Chapter 22.236 (Minor Modification Or Elimination Of Conditional Use Permit Conditions) of the County Code, and in conformance with the Regional Planning Commission's approval action regarding modification to CUP No. 96-044-(5) on October 22, 2024, the following Conditions of Approval of originally approved Conditional Use Permit Number 96-044 is hereby modified, as follows:

Condition No. 1, which currently states:

> "This grant authorizes the use of the subject property for 542 single-family lots, one public facility fire station lot, one public facility sheriff sub-station lot, two park lots, and three open space lots in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A" subject to all of the following conditions of approval."

With the requested modification, Condition No. 1 will state:

> **This grant permits the use of the subject property for 492 single-family lots, a fire station lot, a Sheriff sub-station lot, 3 private park lots, and 3 open space lots dedicated to the public, 12 debris basin lots, and a public school lot in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A' (Amendment Map), dated August 14, 2018, subject to all the following conditions of approval."**

Condition No. 8, which currently states:

> "The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project, are incorporated by this reference and made conditions of this permit. The permittee shall comply with the attached Mitigation Monitoring Program to the FEIR. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence;
>
> - Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits.

- At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase;
- Prior to occupancy clearances by the Department of Public Works; and,
- Additional reports shall be submitted as required by the Director, the Forester, and/or Fire Warden.

With the requested modification, this Condition No. 8 will state:

"The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project, and the Addendum to the Final Environmental Impact Report associated with Environmental Assessment No. RPPL2018004166, are incorporated by this reference and made conditions of this permit. The permittee shall comply with the Mitigation Monitoring Program to the FEIR, as amended by the Fourth Amendment to Vesting Tentative Tract Map No. 48086-(5). As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence;

- **Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits.**
- **At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase;**
- **Prior to occupancy clearances by the Department of Public Works; and**
- **Additional reports shall be submitted as required by the Director, and the Forester and/or Fire Warden.**

Condition No. 15, currently states:

"The subject property shall be graded, developed, and maintained in substantial compliance with the approved amended vesting tentative tract map and Exhibit "A" (dated 3/7/00), amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a revised Exhibit "A".

With the requested modification, Condition No. 15 will state:

> **"The subject property shall be graded, developed, and maintained in substantial compliance with the approved Fourth Amended Vesting Tentative Tract Map No. 48086-(5) and Exhibit "A" (dated August 14, 2018), showing total grading quantities of 7,237,000 cubic yards, with 5,287,000 of excavation and compaction, an additional 1,106,000 of alluvial removal and recompaction, stabilization fills of 402,000 cubic yards (cut/fill) and 442,000 (cut/fill) lot over-excavation, all balanced on-site. Future amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a Revised Exhibit "A".**

Condition No. 17, which currently states:

> "The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086 and Oak Tree Permit No. 96-044-(5)."

With the requested modification, Condition No. 17 will state:

> **"The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086, including Vesting Tentative Tract Map Amendments 1-4, Conditional Use Permit No. 96-044-(5), Oak Tree Permit No. 96-044-(5), and Oak Tree Permit No. 201300020.**
>
> **The Fourth Amendment to Vesting Tentative Tract Map 48086-(5) requires compliance with the following conditions of approval:**
>
> **Prior To Issuance Of A Certificate of Occupancy**
>
> - **A conservation easement, to be held by an agency experienced in the management of undisturbed land, and to be approved by the Director, shall be placed on areas designated as open space and undisturbed areas of Lot Nos. 11-15, 33,39-44, 55-56, 509, and 513 on the tentative map. The conservation easement shall be filed, reviewed and approved by the Director prior to issuance of certificates of occupancy for the project. Upon recordation, the subject recorded conservation easements shall not be subordinate in title to any liens, or monetary obligations. Permittee shall provide a current title report for each easement parcel to the agency slated to hold the easements and shall be responsible for all costs related to the easement review and recordation, including title insurance.**
>
> - **Permittee shall transfer ownership of undeveloped, natural area depicted as open space to a public agency, or non-profit conservation organization, to the satisfaction of the Director, for perpetual**

maintenance of those portions of the open space and shall dedicate to the County the right to restrict any and all development on said lots. The final executed agreement shall include a reasonable endowment for maintenance as agreed upon by the public agency, or non-profit agency, or non-profit conservation organization and permittee, and must be to the satisfaction of the Director.

- **Permittee shall avoid using "V" ditches in the open space areas so as to allow wildlife crossing, to the satisfaction of Public Works and Regional Planning.**

Prior To Issuance Of Any Grading Permits

- **Road widening improvements at the southern portion of the Project Site, adjacent to SR-14, shall include landscaping with indigenous/native plants that can connect and provide for wildlife passage between Spring Canyon Road 10-foot-high culvert and continue underneath Valley Canyon Road (proposed future Yellowstone Lane) to the southern natural, undisturbed slopes.**

- **Landscaping with indigenous plants shall provide for wildlife passage east of the Stonecrest Road/Yellowstone Lane intersection. The intersection shall be configured with indigenous/native landscaping to guide wildlife on the riding□hiking-wildlife trail to the east and south across Soledad Canyon Road and out of the intersection.**

Prior to Issuance of a Building Permit

- **For Lot No. 514 (school site) permittee shall coordinate with and notify the Sulphur Springs School District to prepare and submit preliminary improvement plans to the Public Works Traffic and Lighting Divisions (now Traffic, Safety and Mobility Division).**

- **Permittee shall comply with County Code Section 21.32.200 by contributing its fair share for regional infrastructure improvements at SR-14 northbound ramps/Soledad Canyon Road and SR-14 southbound ramps north of Sand Canyon Road/Soledad Canyon Road to the satisfaction of Public Works.**

- **Permittee shall contribute its fair share to the City of Santa Clarita to carry out improvements within the boundaries of the City's jurisdiction to the satisfaction of Public Works.**

- **Permittee shall submit to Public Works detailed striping and signal plans consistent with the findings and recommendations from the**

Soledad Canyon Road Speed Advisory Study to the satisfaction of said department.

- **The bridge over Spring Canyon on Soledad Canyon Road (proposed future improvement/widening) shall be retained or reconstructed to the satisfaction of Regional Planning and Public Works. Bridge/street improvement plans, if implemented by the Permittee or by a separate agreed upon party, shall be reviewed and approved by the Director.**

- **Prior to the issuance of the building permit for the 301st residential dwelling unit, the permittee shall submit evidence that a second means of access has been physically constructed to the satisfaction of Regional Planning, Public Works, and the Fire Department.**

Prior To Issuance Of A Certificate of Occupancy For Any Residential Lot

- **Permittee shall construct and complete, or cause to be constructed and completed, the approved detailed striping and signal plans consistent with the findings and recommendations from the Soledad Canyon Road Speed Advisory Study to the satisfaction of Public Works."**

Condition No. 19, which currently states:

"A maximum of 542 single-family residential units are permitted on the subject property."

With the requested modification, Condition No. 19 will state:

"A maximum of 492 single-family residential units are permitted on the subject property."

Condition No. 22, which currently states:

"The permittee shall provide in the Covenants, Conditions, and Restrictions, to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine ("Cemex") south of the Antelope Valley Freeway with attendant impacts, which are permitted to continue their operations in compliance with requirements of the County Code and any applicable permits."

With the requested modification, Condition No. 22 will state:

"The permittee shall provide in the Covenants, Conditions, and Restrictions ("CC&R's"), to the satisfaction of the Department of Regional Planning, full

disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine ("Cemex") south of the Antelope Valley Freeway (SR-14) with attendant resultant impacts, which are permitted to continue their operations in compliance with requirements of the County Code and of any appliable permits. Prior to issuance of any Project building permit(s), Permittee shall establish a Homeowner's Association ("HOA") for the Project. CC&R's of the HOA shall be continuously maintained for the HOA. Where mitigation measures have provisions for buyers to receive information in escrow packages, the measures shall be recorded in the CC&R's."

Condition No. 23, which currently states:

"The Permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway, and proposed Cemex location south of the Antelope Valley Freeway."

With the requested modification, Condition No. 23 will state:

"The Permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway, and proposed Cemex location south of the Antelope Valley Freeway (SR-14). In addition, the sales office shall have brochures available to highlight the benefits of the green initiatives featured at the Project Site and a brochure from the National Wildlife Federation to inform homebuyers of the Backyard Habitat Program."

Condition No. 24, which currently states:

"The Permittee shall submit a copy of the project's Covenants, Conditions, and Restrictions to the Director for review and approval prior to the recordation of the final map for Vesting Tentative Tract Map No. 48086."

With the requested modification, Condition No. 24 will state:

"The permittee shall submit a copy of the project's CC&R's to the Director for review and approval prior to the recordation of the final map for Vesting Amended Tentative Tract Map 48086. A copy of these Project conditions of approval shall be attached and included as conditions in the CC&R's provided to homeowners, and the CC&R's shall prohibit any such condition from being amended in any way, or eliminated, without prior approval from the Director."

Condition No. 36, which currently states:

> "The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code."

With the requested modification, Condition No. 36 will state:

> **"The permittee shall utilize water-saving devices and technology as well as solar and electric efficiency technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code.**
>
> **Every residential dwelling unit within the Project Site shall be built with a solar panel system to generate electricity equivalent to 3 KwH.**
>
> **Permittee shall fund 25 electric vehicle ("EV") charging stations within the Project Site and/or the surrounding community for the public to access and use, and once funded, these charging stations shall be installed by a third party electric car charging provider, such as ChargePointe or Blink.**
>
> **Every residential dwelling unit constructed within the Project Site shall feature a 220V outlet in the garage for future EV chargers.**
>
> **No community pool is currently planned in the community; however, if any community pool is built within the subdivision, it must be equipped with solar panels for heating.**
>
> **Every residential dwelling unit constructed within the project site shall feature a tankless on-demand water heater. Every residential dwelling unit constructed within the project site shall comply with current ordinances and State laws, including low water and water conservation.**
>
> **Every residential dwelling unit constructed within the project site shall be plumbed for an optional greywater system to recycle washing machine water or kitchen sink water for use in backyard landscaping.**
>
> **Every residential dwelling unit constructed within the project site shall feature a rainwater collection system to reduce landscape water use.**
>
> **All landscaping within the common space of the developed portion of the project site and in the front yards of each residential lot shall comply with the County Code and State laws, featuring drip irrigation with drought tolerant and/or native landscaping."**

Condition No. 40, which currently states:

"The permittee shall, prior to issuance of the first single-family residential building permit, enter into a park development agreement with the Department of Parks and Recreation that provides for permittee's completion of (1) an approximately 18-acre active park ("Active Park") consisting of a total usable pad of approximately 4.6 acres, slopes, and parking area as depicted on an approved revised Exhibit "A", and (2) a one-acre passive park ("Passive Park") as shown on an approved revised Exhibit "A" all to the satisfaction of the Department of Parks and Recreation. The following improvements to the Active Park shall be completed prior to the issuance of the certificate of occupancy for the first single-family residential unit in the project:

a. Improved youth soccer field;
b. Recreational turf and landscaping; and
c. Restroom facilities."

With the requested modification, Condition No. 40 will state:

"The permittee shall, prior to issuance of any building permit for the project, enter into a park development agreement with the Department of Parks and Recreation for development (1) an approximately 18-acre active park ("Active Park") and (2) a one-acre passive park ("Passive Park") as shown on an approved Revised Exhibit "A" all to the satisfaction of the Department of Parks and Recreation. Prior to the issuance of a building permit for the 213th residential dwelling unit, permittee shall complete, or cause complete construction of, the proposed active park; Pervious pavement shall be utilized in parking areas of the park and impervious pavement shall be eliminated wherever possible."

Condition No. 41, which currently states:

"The Passive Park shall be completed prior to the certificate of occupancy for the 100th single-family residential unit. The park development agreement shall provide that permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40 and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall otherwise bear the entire costs to complete such improvements."

With the requested modification, Condition No. 41 will state:

"The Passive Park shall be completed prior to the issuance of the Certificate of Occupancy for the 380th residential dwelling unit. The Permittee shall complete, or cause completion of, the proposed passive park. The park development agreement shall provide that the Permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40

and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall otherwise bear the entire costs to complete such improvements. Permittee shall pay the prevailing wage for park improvements. Permittee shall be eligible for a park obligation in-lieu fee credit for actual park improvement costs."

Condition No. 45, which currently states:

"All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a revised plot plan, shall be submitted to and approved by the Director before issuance of a building permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.

In addition to the review and approval of the Director, the landscaping plans will be reviewed by the staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department. 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. The landscaping plan shall be maintained in compliance with the approved grading plans."

With the requested modification, Condition No. 45 will state:

"All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a Revised Exhibit "A", shall be submitted to and approved by the Director before issuance of a grading permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.

In addition to the review and approval of the Director, the landscaping plans shall be reviewed by the staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department ("Fire Department"). Their review shall 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. The landscaping plan shall be maintained in compliance with the approved grading plans.

A low wall made of fire-resistant material, to a maximum 42 inches in height, may be constructed at the proposed building pad boundaries between fuel

modification Zones B and C. Zone C and beyond, shall have indigenous native plants to the satisfaction of the Fire Department."

The landscaping plan must show that all at least 50 percent of the area covered by landscaping will be locally indigenous species, including not only trees but shrubs and ground cover as well.

However, if the permittee can prove to the satisfaction of staff that a 50 percent or more locally indigenous species is not possible due to County fire safety requirements, then staff may determine that a lower percentage is required. In those areas where staff approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting required shall be at least 30 percent. The landscaping will include trees, shrubs, and ground covering at a mixture and density determined by staff and the Fire Department. Fire retardant plants should be given first consideration.

Permitted Plantings. Only trees, shrubs, and ground coverings indigenous to the local region may be used. Permittee shall plant indigenous/native vegetation in the open spaces, and on slopes, as long as it is outside of the fuel modification zones and 50 feet from structures. Fire retardant and locally indigenous plants that may also be used for the required 50 percent of such landscaping can be found on the attached list (marked Exhibit "B") complied by the Los Angeles County Fire Department. This list may be amended as approved by staff.

Existing native and non-native trees shall be mapped to the satisfaction of the Director, including holly-leaf cherry trees and California junipers.

Holly-leaf cherry trees impacted by the Project shall be replaced and preserved in open space areas to the satisfaction of the Director. The permittee shall provide mitigation trees of eight to one (8:1) for each tree removed. Soil testing and land banking for the holly-leaf trees shall be accomplished prior to issuance of building permits, to the satisfaction of the Director.

Mitigation trees shall be planted within one year of the holly-leaf cherry tree removals. Permittee shall inform the Director when such trees have been planted.

Permittee or authorized party shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree to the satisfaction of the Director. The five-year maintenance period will begin upon notification from permittee that such trees have been planted. The maintenance period of the trees failing to survive five years will start anew with different replacement trees.

Active Park. Indigenous/native vegetation shall be required on all slopes outside of fuel modification zones, or 50 feet from structures. Revegetation of slopes in, adjoining, and adjacent to the active park shall be completed within five years of the active park's complete and final construction to aid with the success and visibility of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits.

Passive Park. Indigenous/native vegetation shall be required on all slopes outside of fuel modification zones, or 50 feet from structures Revegetation of slopes in, adjoining and adjacent to the passive park's complete and final construction to aid with the success and viability of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits.

Timing of Planting. Prior to the issuance of building permits for any construction, the permittee shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within 6 months and expected growth during the subsequent 18 months.

The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs, and ground coverings shall be completed within six months following occupancy.

The approved landscaping plan shall set forth goals for the growth of new plants in order to achieve established landscaping within 18 months following completion of the required planting. The permittee shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan.

These requirements shall not apply to areas which have been previously landscaped and irrigated during other phases of development.

New Condition No. 82:

The terms and conditions of the CUP Modification shall be recorded in the office of the County Recorder immediately following final approval. In addition, upon transfer or lease of all or any portion of the subject property during the term of this grant, the permittee shall promptly provide a copy of this grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.

EXHIBIT D

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	February 12, 2025
PROJECT NUMBER:	96-044-(5)
PERMIT NUMBER(S):	Conditional Use Permit Modification (CUP Mod Project) No. RPPL2019002028
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	North of the Antelope Valley Freeway (SR-14) and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon, in the Soledad Zoned District in the Santa Clarita Valley Planning Area
OWNER/APPLICANT:	Spring Canyon Recovery Acquisition LLC
CASE PLANNER:	Marie Pavlovic, Senior Planner mpavlovic@planning.lacounty.gov

ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR CONDITIONAL USE PERMIT MODIFICATION NO. RPPL2019002028

Conditional Use Permit Modification No. RPPL2019002028 is a request to modify 12 conditions of approval (Nos. 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45) of CUP No. 96-044-(5) ("original CUP") to align with new and adjusted conditions in the Fourth Amendment to Vesting Tentative Tract Map No. 48086 (RPPL2018004065) ("Fourth Amendment"), which was approved by the Los Angeles County ("County") Board of Supervisors ("Board") on June 25, 2019. CUP No. 96-044 was approved by the Board on August 3, 2004, authorizing a density-controlled development within a Hillside Management Area, along with the related Vesting Tentative Tract Map No. 48086; the Vesting Tentative Map was amended three times before its Fourth Amendment approval in 2019. The Project is located north of the Antelope Valley (SR-14) Freeway and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon, in the Soledad Zoned District in the Santa Clarita Valley Planning Area within the Soledad Zoned District of the County.

Section 15164 of the California Environmental Quality Act authorizes Lead Agencies to prepare an Addendum to a previously adopted Environmental Impact Report ("EIR") if changes or additions to the document are necessary and none of the conditions described in Section 15162 are present. Staff of the County Department of Regional Planning has determined that the CUP Mod Project does not propose any changes to the Spring Canyon Project and there are no substantial changes to the circumstances under which the approved

project was undertaken or new information of substantial importance which will show the Project has a new or more severe significant effect on the environment not discussed in the previous EIR. Additionally, there are no mitigation measures or alternatives previously found to be infeasible that would in fact be feasible, and there are no mitigation measures or alternatives considerably different from those analyzed in the EIR would substantially reduce any significant effects on the environment.

In 2020, the Southern California subpopulation of mountain lions was listed as a candidate CESA species following certification of the EIR in 2004 and approval of the Fourth Amendment and corresponding Addenda in 2019. However, the listing does not increase or introduce additional environmental impacts from the CUP Mod Project because the EIR's analysis and findings and prior Addenda took wildlife movement, including mountain lions, into account and determined the impact to be significant and unavoidable with the incorporation of feasible mitigation. Therefore, the subsequent listing does not change the CUP Mod Project's impact on the species because the previous environmental review and adopted mitigation measures adequately focused on the real-world effects of the Spring Canyon Project on mountain lion populations and migration, and the CUP Mod Project presents no changes to subdivision design or scope of the proposed development. (See *Fort Mojave Indian Tribe v. Department of Health Services* (1995) 38 Cal.App.4th 1574, 1604 [Subsequent designation of impacted land as "critical habitat" for endangered desert tortoise did not require a subsequent or supplemental EIR because the EIR's "analysis and findings had already taken into account the project's ouster of ninety acres of 'high quality desert tortoise habitat.'"].) Therefore, a subsequent or supplemental EIR is not required pursuant to CEQA Guidelines Sections 15162 or 15163, and this Addendum to the EIR under section 15164 is appropriate and sufficient to comply with CEQA. This Addendum to the previously certified EIR (State Clearinghouse No. 19997031043) provides adequate environmental analysis for the project as currently amended.

Links to the previously adopted EIR can be found on the project page here: Archived Records Including the EIR.

ADDENDUM TO ENVIRONMENTAL IMPACT REPORT
FOR FOURTH AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 48086
PROJECT NO. 96-044-(5)

1. Existing Entitlements

a. On August 3 2004, the Board of Supervisors approved Vesting Tentative Tract Map ("VTTM") No. 48086, Plan Amendment ("PA") No. 96-044, Zone Change ("ZC") No.96-044, Conditional Use Permit ("CUP") 96-044 and Oak Tree Permit ("OTP") No. 96-044, certified the final Environmental Impact Report ("EIR") and adopted the Findings and Statement of Overriding Considerations ("Findings and SOC") and incorporated the Mitigation Monitoring and Reporting Program ("MMRP") into the conditions of approval. The subject property is located north of the Antelope Valley Freeway and Soledad Canyon Road in the Soledad Zoned District.

b. The approved VTTM and CUP authorized creation of clustered hillside residential development of 542 single-family residence lots, a fire station lot, a sheriff sub-station lot, two park lots and three open space lots on 548.1 gross acres.

c. The PA and ZC authorized the urban land use category of the Santa Clarita Valley Areawide Plan and Zone R-1-6,000 (Single-family Residential, 6,000 Square Feet Minimum Required Area) on 62.51 acres of the site, Zone R-1-7,000 (Single-family Residential, 7,000 Square Feet Minimum Required Area) on 60.57 acres of the site, Zone R-1-8,000 (Single-family Residential, 8,000 Square Feet Minimum Required Area) on 6.97 acres of the site, Zone R-1-10,000 (Single-family Residential, 10,000 Square Feet Minimum Required Area) on 58.35 acres of the site, Zone R-1-15,000 (Single-family Residential, 15,000 Square Feet Minimum Required Area), Zone R-1-20,000 (Single-family Residential, 20,000 Square Feet Minimum Required Area) on 27.36 acres of the site, Zone A-2 (Heavy Agricultural) on 306.4 acres of the site..

d. The original OTP authorized removal of four oak trees and their replacements in accordance with County Code provisions.

e. A subsequent oak tree permit was also authorized removal of four additional oak trees that had subsequently grown to ordinance-size and their replacements.

f. Mitigation measures identified in the approved EIR and MMRP, and imposed on the project as a condition of approval, include the following categories: geotechnical, fire hazard and fire protection, traffic/access, education, water services, environmental safety, library services, flood hazard, noise, biological resources, cultural resources, sewage disposal, sheriff protection, solid waste, recreation, visual qualities.

g. First, second and third amendments to the vesting tentative tract map requested by the Sulphur Springs School District, Newhall County Water District and the Los Angeles County Department of Public Works, authorized changes including relocation of a school site, adjustment of lot lines and lot configurations, redesign of park site, street pattern revisions, relocation of a water reservoir, drainage facilities and desilting basin changes, wildlife corridor changes, street section changes for added retaining walls, addition of a sewer lift station, stream course protection changes, grading changes, and clarified language to conditions of approval and mitigation measures..

2. Proposed Entitlement Modifications

The proposed project changes require the Fourth amendment to VTTM No. 48086 and an Addendum to the certified final EIR.

3. Proposed Amendment to Vesting Tentative Tract Map No. 060922

The fourth amendment to the VTTM, proposes the following:

a. Adjustment of timing triggers of compliance with conditions of approval and mitigation measure related to grading and road and infrastructure improvements, parks and trails improvements and landscaping installation.

b. Clarifications for responsible parties for implementation of mitigation measures.

c. All applicable Conditions of Approval for VTTM 48086, CUP 96-044 and OTPs 96-044 and 201300017 shall remain in effect for this proposed Fourth Amendment to VTTM 48086 except for those conditions specifically called out to be modified by these entitlements (see attached Amendment Map Conditions).

4. CEQA Addendum Findings Pertaining to Project Modifications

CEQA Guidelines section 15164 authorizes a Lead Agency to prepare an Addendum to a previously certified EIR if changes or additions to the document are necessary, but none of the conditions described in Section 15162 are present, as described below:

- No substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

- No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new potentially significant environmental effects or a substantial increase the severity of previously identified potentially significant effects;

- No new information of substantial importance, which was not known, and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted as complete has arisen:

    - Therefore the project will not have one or more significant effects not discussed in the previous EIR;

        - Potentially significant effects previously examined will not be substantially more severe than shown in the previous EIR:

            - No new mitigation measures or alternatives previously found to be infeasible have been found to be feasible but declined by the project proponent to be adopted; and

- No new mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR, and that would substantially reduce one or more potentially significant effects on the environment, have been found and declined by the project proponent to be adopted.

The final EIR certified by the Board of Supervisors on August 3, 2004, analyzed the following potential project impacts: visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and cumulative global climate change. The Board found that implementation of the project would result in unavoidable significant effects. The Board found the benefits of the project outweighed those potential unavoidable adverse impacts and they were determined to be acceptable based upon the overriding considerations set forth in the Findings and SOC.

Following are comparisons between the originally approved project and the proposed modified project of the potential impacts identified in the EIR:

COMPARISON OF IMPACTS

DESCRIPTION OF POTENTIAL IMPACTS	EXISTING 542-UNIT PROJECT	MODIFIED PROJECT	DESCRIPTION OF MODIFICATIONS
Project Description	Spring Canyon	Amended Spring Canyon	542 SFR lots, fire station lot, sheriff substation lot, two park lots and open space on 548.1 gross acres.
Project-specific Geotechnical	Slope stabilization by buttress fills	No change.	N/A.
	Address landslides by removal and replacement of compacted fill, buttressing or place area in "Restricted Use Areas", as applicable.	No change.	N/A.
	Subdrain outlet in Spring and Tapie Canyons, concrete headwalls.	No change.	N/A.
	Grading plan required.	No change.	N/A.
Project-specific Fire Hazard and Protective Services	Graded, future fire station lot.	No change.	N/A.

	Assess value of fire station lot prior to issuance of building permits.	No change.	N/A.
Project-specific Noise	Construction of 6' high solid wall along the property lines of lots adjacent to the freeway.	No change.	N/A.
	All windows and glass doors facing the freeway on lot nos. 505-521 and lot no. 533 shall be glazed with STC 32 glazing.	No change.	Lot numbers updated.
Project-specific Biological Resources	Deed restrict open space lots from future development and manage as natural reserves for the life of the project.	No change.	Final map to note open space.
	Open space management plan ("OSMP")	No change.	N/A.
	Site survey.	No change.	N/A.
	Wildlife corridor mitigation plan.	No change.	N/A.
	Construct separate 8' wide trail.	No change.	N/A.
	Improve and construct natural habitat connectivity from Spring Canyon to the project site underpass with native vegetation.	Use locally native vegetation.	Clarification includes opportunity to employ vegetation that naturally occurs on the site.
	Install a 60" concrete pipe under proposed Valley Canyon Road for wildlife underpass crossing.	Install a 5'5" tall by 7'8" wide with arched culvert.	Allows wildlife to more easily access the existing culvert for safe crossing; a culvert is more likely to be used.

	Pull back grading on lot nos. 8, 9, 12 and 13.	No change.	Lot numbers updated.
	Install and construct a 12’ wide, landscaped parkway to facilitate wildlife movement from open space through the project site.	No change.	Update to include locally indigenous/native vegetation.
	Eliminate stream encroachment and narrowing of the existing corridor in the vicinity of lot nos. 400-403.	No change.	Lot numbers updated.
	Develop an aggressive revegetation plan for the project.	No change.	Update to include locally indigenous/native vegetation.
	Only use locally native landscaping and restrict in the CC&Rs.	No change.	Update to include locally indigenous/native vegetation.
	Place a low wall, approximately 3’ in height at the brow of the slopes on all lots adjacent to preserved open space areas.	No change.	N/A.
	Place deed restriction on the south- and east-facing slopes of Spring Canyon within designated private lots.	No change.	Clarification needed for distinguishing Spring and Tapie Canyons.
	Salvage topsoil on south- and west-facing slopes of Spring Canyon for replacement there.	No change.	N/A.
	Reconstruct/re-contour stream course and slopes.	No change.	N/A.

	Relocate, where feasible, the holly-leaved cherry trees to Spring Canyon.	No change.	Attempts failed, re-attempt required to take place in dedicated open space.
	Replacement of scrub oaks within dedicated open spaces.	No change.	N/A.
	Gather and store seed for dispersal within Spring Canyon.	No change.	N/A.
	Consult Fire Department for fuel modification zones.	No change.	N/A.
	Mitigate lighting of open spaces.	No change.	N/A.
	Buffer open space.	No change.	N/A.
	Incorporate education signposts on hiking and riding trails.	No change.	N/A.
	Minimize brush clearance.	No change.	N/A.
	Allow non-native groundcover only in setback and irrigation zones (Zones A and B). No non-natives elsewhere.	No change.	N/A.
	Incorporate on-site signage and CC&R provisions for open space access prohibition.	No change.	N/A.

	Development landscaping to be planted with non-invasive plants native to the area with no noxious weeds.	No change.	N/A.
	Incorporate signs for pet prohibition in open spaces.	Responsible party change.	There is no conservation district being created.
	Incorporate signs for trapping, shooting, or poisoning native predators prohibition.	Responsible party change.	There is no conservation district being created.
	Filter stormwater runoff.	No change.	N/A.
	Use bio-filters, where feasible.	No change.	N/A.
	Use “least toxic” pesticides.	Note change.	Notes.
Project-specific Cultural Resources	Employ archaeological monitoring in Shadow Pines 2-5.	No change.	N/A.
	If avoidance is not feasible, conduct Phase II testing program to determine the nature, extent, and significance of the site.	No change.	N/A.
Project-specific Visual Qualities	Maximize setbacks from the backyard edges of pads located atop the highest manufactured slopes with freeway-oriented rear yards to lessen potential visibility of structures walls.	No change.	N/A.

	Lot nos. 18, 29, 30, 42 and 43 shall be deed restricted from any major alteration of the natural topography or the main ridgeline beyond the initial graded pad in order to maintain view of that ridge.	No change.	Lot nos. need to be updated.
	Use tones compatible with the surrounding terrain using textured materials or construction methods which create a textured effect for understories and retaining walls higher than 6'.	No change.	N/A.
	Hoods and minimum spill-over required for lights.	No change.	N/A.
	Minimize proposed park lights.	No change.	N/A.
Project-specific Traffic and Access	Participate in improvements.	Clarify street name(s); change in responsible party and sequencing.	Caltrans or City of Santa Clarita, as applicable to implement with subdivider payment of fair share, prior to issuance of building permits
Project-specific Sheriff Protection	Provide space for a Los Angeles County Sheriff's Department sub-station lot.	No change.	N/A.
Project-specific Water Services	Provide irrigation management plan.	No change.	N/A.
Project-specific Solid Waste	Provide resident information on recycling.	No change.	N/A.

	Construction-phase recycling containers.	No change.	N/A.
Project-specific Environmental Safety	Observe gas company guidelines during grading.	No change.	N/A.
Project-specific Recreation	Dedicate 18 acres of private parkland.	No change.	N/A.

No changes to standard mitigation measures of Code-required provisions are proposed. The amended Project proposes to implement the same mitigation measures as the previous project where the measures are not related to the changes.

As shown above, these amendments will result in the reduction of each potential impact identified in the original EIR, and, therefore, will not cross the thresholds identified in Section 15162 of the California Environmental Quality Act ("CEQA") that would require a subsequent EIR.

Therefore, this Project Amendment qualifies for an Addendum to the previously certified final EIR, as authorized under CEQA Section 15164.

By:_____

Date: 2018 September 6

Addendum to the
Final Environmental Impact Report
for the

Spring Canyon Project

State Clearinghouse No. 1997031043

October 2006

CH2MHILL
610 Anacapa Street
Santa Barbara, CA 93101

Executive Summary

This is an Addendum to a Final Environmental Impact Report (EIR) previously prepared for the Spring Canyon Project (Project), located in the Santa Clarita Valley, California. It provides updated information regarding the Santa Clarita Valley's water supply and the reliability of that supply, as well as information regarding how this updated information could affect previously identified impacts regarding the Project's water supply. The County of Los Angeles, acting as Lead Agency under the California Environmental Quality Act (CEQA), certified a Final EIR for the Project in 2001. The Project, as approved, includes 542 residential lots, open space, and sites for public service facilities. Water for this Project would be provided by Newhall County Water District, one of four local water purveyors in the Santa Clara Valley. The local and imported regional water supplies are cooperatively managed by those four water purveyors and the Castaic Lake Water Agency, the regional wholesale water agency.

Since the Project was approved, several studies, plans and water management upgrades have been completed and modify the existing environmental conditions with regard to water supply when compared to the conditions existing at the time of Project approval. These studies, plans and water management upgrades include:

- Perchlorate contamination of several groundwater wells in the Santa Clarita Valley and completion of steps towards cleanup;
- Completion of steps towards expanded use of recycled water in the Santa Clarita Valley;
- Completion of the Groundwater Management Plan in compliance with AB 3030;
- Completion of groundwater banking agreements with Semitropic Water Storage District;
- Completion of the revised Castaic Lake Water Agency Supplemental Water Project Transfer of 41,000 Acre-Feet of State Water Project Table A Amount Final EIR, and continued implementation of the 41,000 acre-foot water transfer from Kern County Water Agency and its member unit in Kern County, the Wheeler Ridge-Maricopa Water Storage District;
- Completion of long-term groundwater banking arrangements with Rosedale-Rio Bravo Water Storage District;
- Initiation of an imported water augmentation agreement with the Buena Vista Water Storage District and the Rosedale-Rio Bravo Water Storage District Water;
- Completion of water quality and capacity improvements to the Earl Schmidt Water Treatment Plant and planned expansion of the Rio Vista Water Treatment Plant;
- Planning and construction of treated water supply pipelines (Pitchess and Honby);
- Completion of the Newhall County Water District's Water Supply Assessment;

- Completion of annual updates of the Santa Clarita Valley Water Report;
- Completion of the 2005 Urban Water Management Plan;
- Completion of the California State Water Project Water Supply Reliability Report; and
- Completion of the California Department of Water Resources' technical memorandum describing progress made in incorporating climate change into existing water resources planning and management tools and methodologies.

The current annual water supply for the Santa Clarita Valley is approximately 112,000 af and the current annual demand (2005) is approximately 80,000 af. The Project would add an additional annual demand of approximately 705 af to the current demand. As described in the Final EIR, this new, site-specific water demand would be met by a combination of regional groundwater resources and imported water supplies provided by the Newhall County Water District.

The Project was identified as "pending" in the Newhall County Water District's 2004 Water Supply Assessment and was included in the report's projected water demand. Based on the Water Supply Assessment, which concluded that sufficient water supply appears to be available to meet projected demands, the Project's demand for water would not exceed the available supply, and the impacts to water supply would be less than significant, as described in the Final EIR.

Similarly, the Project was included in future water demand projections used in the 2005 Urban Water Management Plan. This plan shows that there is sufficient water to meet demands within the Castaic Lake Water Agency service area as a whole, and cumulative water supply impacts, including those of the Project in combination with other projected development, would be less than significant, as described in the Final EIR.

At the time the Final EIR was prepared, the water supply infrastructure needed to transport water to the Project site was insufficient, and the Final EIR identified this as a significant impact. Although the necessary upgrades have been completed, for the purposes of full disclosure, this impact is considered to be the same as described in the Final EIR and is significant. Mitigation measures are the same as those included in the Final EIR and have reduced the impact to less than significant as predicted in the Final EIR.

This Addendum concludes that regional water supply availability, quality, and reliability in the Santa Clarita Valley area have changed since the preparation of the Final EIR for the Project. However, these changes would not result in changes to, or increases in the severity of, the water supply impacts described in the Final EIR. Mitigation measures identified in the Final EIR, including improvements to the water supply infrastructure necessary to supply the Project site, have not changed and will not represent a substantial change or significant new circumstance that has bearing on the Project or its impacts.

Therefore, none of the conditions requiring preparation of a Subsequent EIR or Supplement to an EIR have occurred, and this Addendum is the appropriate mechanism under the CEQA to document the changes that have occurred since completion of the Final EIR for the Project.

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SECTION 1

Introduction and Background

1.1 Purpose of this Addendum

The purpose of this Addendum is to evaluate the water supply impacts of the Spring Canyon Project (also referred to as the Project) in the context of the current (2006) regional water supply availability, quality, and reliability in the Santa Clarita Valley area. This Addendum supplements information provided in the Spring Canyon Final Environmental Impact Report (EIR; State Clearinghouse No. 1997031043) and the Supplemental EIR prepared by the County of Los Angeles. This Addendum is prepared to assist Newhall County Water District (NCWD) in its consideration of a water service agreement for the Project. NCWD is a responsible agency for the Project.

1.2 CEQA Regulatory Background

Section 15164(a) of the State California Environmental Quality Act (CEQA) Guidelines states that the responsible agency "shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

Section 15162 of the State CEQA Guidelines lists the conditions that would require the preparation of a Subsequent EIR rather than an Addendum. These conditions are:

1. Substantial changes are proposed in the project, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

    a.) The project will have one or more significant effects not discussed in the previous EIR;

    b.) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

    c.) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the

project, but the project proponents decline to adopt the mitigation measure or alternative; or

d.) Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Section 15163 of the State CEQA Guidelines states that the responsible agency "may choose to prepare a supplement to an EIR rather than a subsequent EIR if:

1. Any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, and

2. Only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation."

After evaluating the water supply impacts associated with the Project in the context of the current (2006) regional water supply availability, quality, and reliability in the Santa Clarita Valley area, the NCWD has concluded that none of the conditions requiring preparation of a Subsequent EIR or Supplement to an EIR have occurred. The updated information on current regional water supply availability, quality, and reliability demonstrates that the water supply impacts from the Project remain less than significant with mitigation.

Section 15164(e) of the State CEQA Guidelines states that "a brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record." This explanation is provided in Section 5 of this Addendum. Per Section 15164(d) of the State CEQA Guidelines, NCWD will consider this Addendum with the Final EIR prior to making a decision on the project.

1.3 Project Background

The Project includes the development of the approximately 548-acre Spring Canyon property for single-family residential uses, as well as provision of space for several public service agencies. Vesting Tentative Tract Map 48086 for the Project includes 542 single-family residential lots on approximately 220 acres, one fire station lot, a sheriff sub-station lot, two parking sites totaling approximately 18 acres, and three open space lots that would occupy the remaining 30 acres of the property. A 9-acre elementary school site adjacent to the property on Tract 31973 will also be provided. The majority of the 542 residential lots are proposed to be constructed in the south-central portion of the site along slopes, ridgelines, and flatter portions of both Tapie and Spring canyons.

1.4 Santa Clarita Valley Water Supply Background

1.4.1 Water Agencies

One wholesale water agency (Castaic Lake Water Agency (CLWA)) and four retail water purveyors provide water service to most residents of the Santa Clarita Valley. The four

retail purveyors are NCWD, Los Angeles County Water Works District #36 (LACWWD #36), the Santa Clarita Water Division of CLWA (SCWD), and the Valencia Water Company (VWC); these four purveyors are collectively referred to as the Local Purveyors. The service area for CLWA and the Local Purveyors is shown on Figure 1.

NCWD was formed in 1959. It is a municipal utility providing potable water to more than 30,000 people in an area of more than 34 square miles in the Santa Clarita Valley. NCWD's service area is composed of four separate water service areas (Newhall, Castaic, Pinetree, and Tesoro), and includes portions of the City of Santa Clarita and unincorporated portions of Los Angeles County in the communities of Newhall, Canyon Country, Saugus, and Castaic. NCWD supplies water from local groundwater and imported water from CLWA. NCWD delivered approximately 11,000 acre-feet (af) of water via approximately 9,200 connections in 2005 (CLWA 2005a). The NCWD service area is shown on Figure 2.

SCWD's service area includes portions of the City of Santa Clarita and unincorporated portions of Los Angeles County in the communities of Canyon Country, Newhall, and Saugus. SCWD supplies water from local groundwater and imported water from CLWA. SCWD delivered approximately 29,000 af of water via approximately 26,000 connections in 2005 (CLWA 2005a).

LACWWD #36's service area includes the Hasley Canyon area in the unincorporated community of Val Verde. During most years, the District obtains its water supply from CLWA. LACWWD #36 delivered approximately 1,200 af of water via approximately 1,300 connections in 2005 (CLWA 2005a).

VWC's service area includes a portion of the City of Santa Clarita and unincorporated portions of Los Angeles County in the communities of Castaic, Stevenson Ranch, and Valencia. VWC supplies water from local groundwater, imported water from CLWA, and recycled water. VWC delivered approximately 30,000 af of water via approximately 31,000 connections in 2005 (CLWA 2005a).

CLWA was formed for the purpose of contracting with the California Department of Water Resources (DWR) to provide a supplemental supply of imported water from the California Sate Water Project (SWP) to the Local Purveyors in the Santa Clarita Valley. CLWA serves an area of 195 square miles in Los Angeles and Ventura counties. CLWA, as a SWP Contractor, holds a water supply contract with DWR with a Table A Amount of 95,200 af[1].

1.4.2 Water Supply

There are two main water supplies for the Santa Clarita Valley—local supplies and imported supplies. Local supplies consist of groundwater and recycled water, and imported supplies consist of SWP water, and SWP-related supplies such as groundwater banking programs, transfers, and purchases. Additional information on these supplies is

---

1 Table A Amount (formerly referred to as "entitlement") is named for the "Table A" in each SWP contractor's Water Supply Contract. It contains an annual buildup in Table A Amounts of SWP water, from the first year of the Water Supply Contract through a specific year, based on growth projections made before the Water Supply Contract was executed. CLWA has augmented its Table A Amount through the acquisition of contract rights from the Devil's Den Water District (in 1991) and from the acquisition of contract rights from the Kern County Water Agency via the Wheeler Ridge-Maricopa Water Storage District (in 1999). The total of all SWP Contractors' maximum Table A Amounts is currently about 4.17 million af.

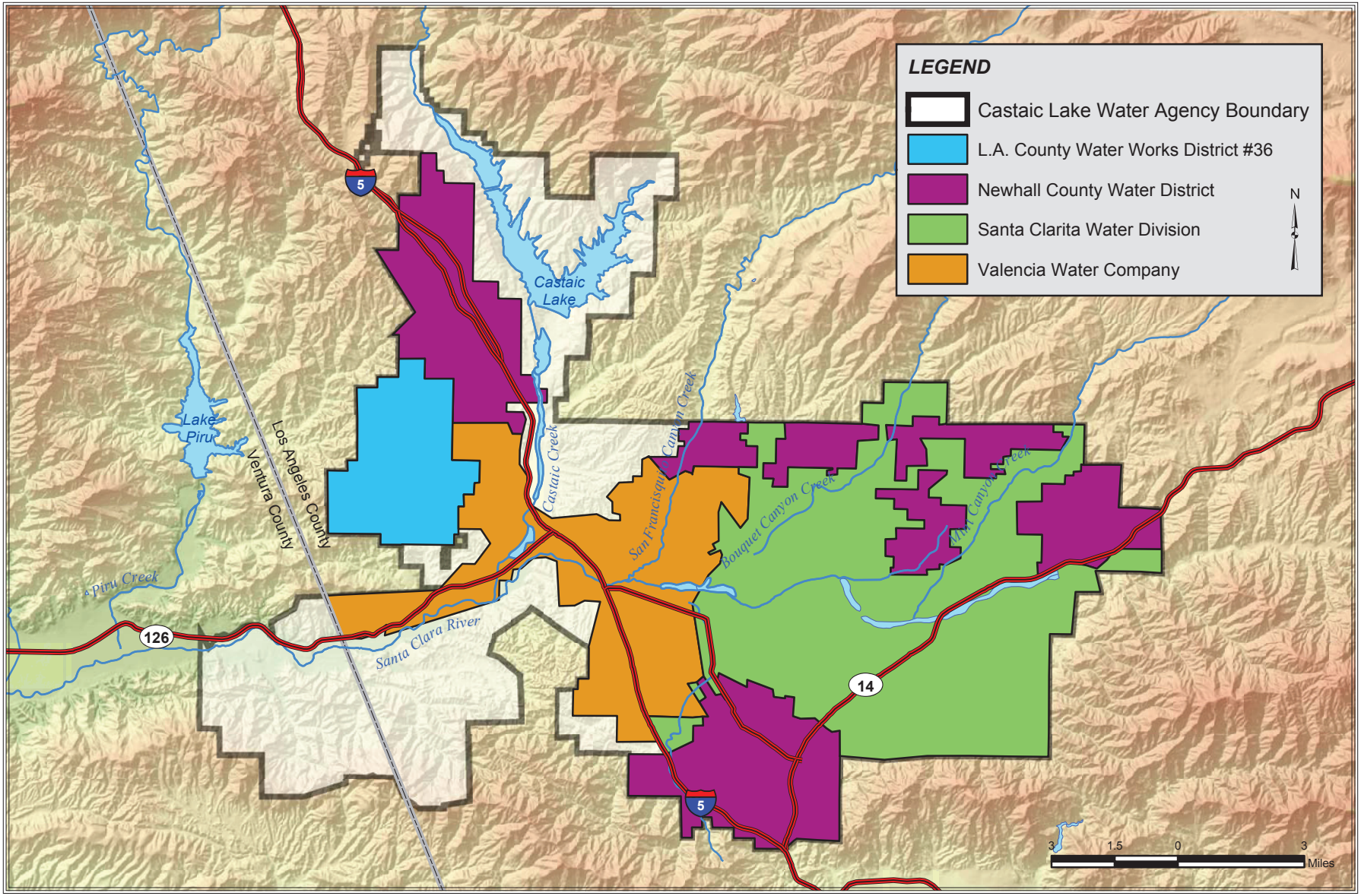
provided in Sections 3 and 4 of this Addendum. Background information on the SWP system is provided below.

The SWP is a large water supply, storage, and distribution system authorized by an act of the California State Legislature in 1959. Today, the SWP includes 28 storage facilities, reservoirs and lakes; 20 pumping plants; six pumping-generating plants and hydroelectric power plants; and approximately 660 miles of aqueducts and pipelines. The primary water source for the SWP is the drainage of the Feather River, a tributary of the Sacramento River. Runoff released from Oroville Dam in Butte County flows down natural channels to the Sacramento-San Joaquin River Delta (Delta), where some of the water is pumped through the North Bay Aqueduct to Napa and Solano counties. In the southern Delta, water is pumped from the Clifton Court Forebay by the Harvey O. Banks Delta Pumping Plant into the 444-mile-long, Governor Edmund G. Brown California Aqueduct (California Aqueduct). The California Aqueduct conveys water to the primarily agricultural users in the San Joaquin Valley and the primarily urban regions of the San Francisco Bay Area, the Central Coast, and southern California. Water intended for use in southern California is conveyed through the West Branch to Castaic Lake and through the East Branch to Lake Perris, which are referred to as terminal reservoirs for the SWP.

The original plan for the SWP included constructing additional water storage facilities as Contractor demands increased, however, essentially no new construction of additional SWP storage facilities has occurred since the initial SWP facilities were completed. Although future construction or other actions can improve the quantity and reliability of SWP supplies (e.g., the CALFED Bay-Delta Program and the South Delta Improvement Program), these actions entail their own environmental reviews, potential litigation delays, and multi-year construction period; therefore, it is likely to take many years before any additional storage and/or conveyance facilities that improve SWP reliability are operational.

In 1960, DWR began executing individual Water Supply Contracts with public agencies throughout the State of California for financing and constructing SWP facilities designed to deliver water to each public agency. ("SWP contractors" or "contractors" collectively refer to the public agencies that hold SWP Water Supply Contracts with DWR.)

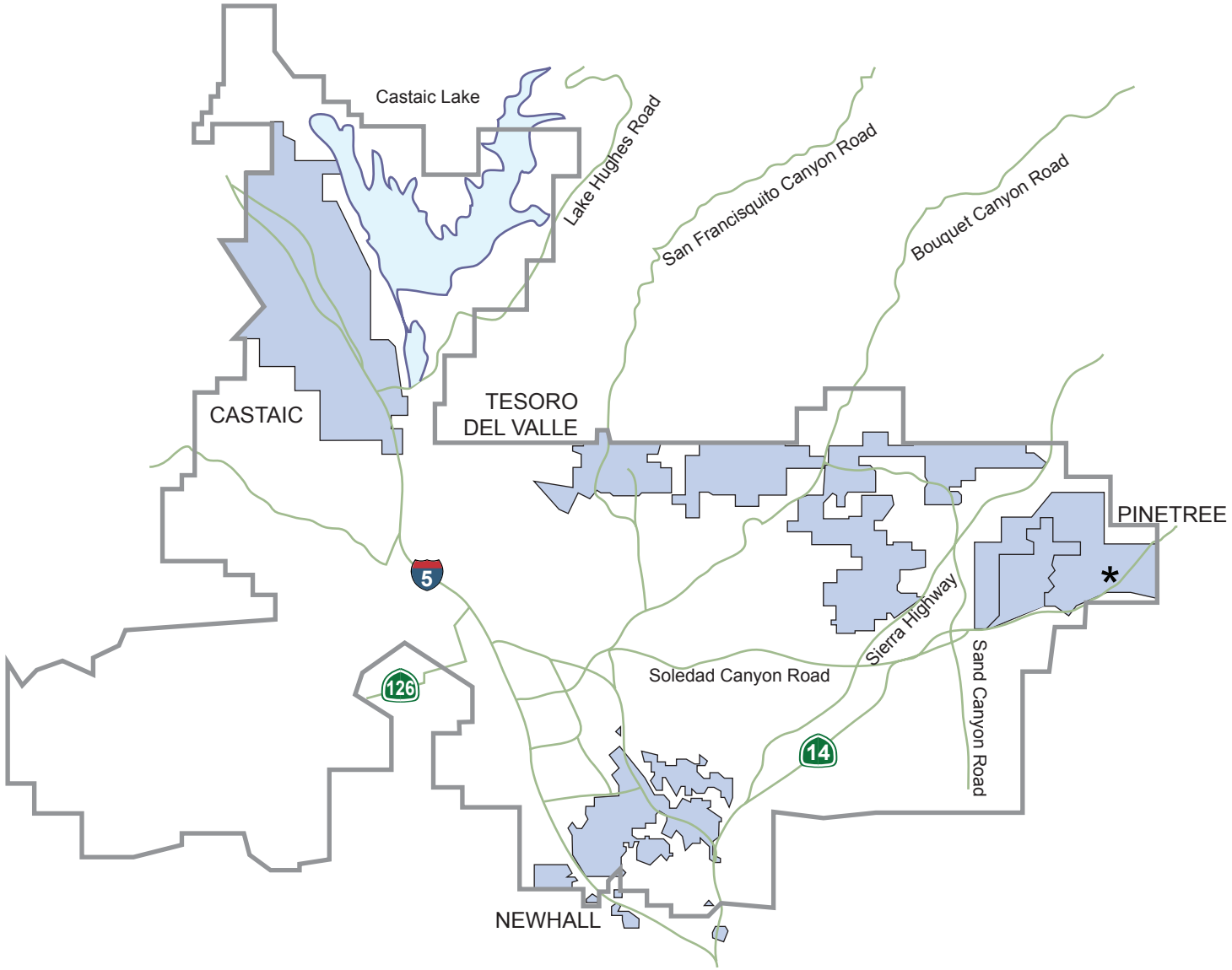
Each Water Supply Contract identifies a Table A Amount, the annual maximum amount of water to which an SWP Contractor has a contract right. Each Contractor annually submits a request to DWR for water delivery in the following year, in any amount up to the Contractor's Table A Amount. The Water Supply Contracts provide that in a year when DWR is unable to deliver total Contractor requests, deliveries to all contractors will be reduced so that total deliveries equal total available supply for that year. While SWP contractors currently hold Table A Amounts totaling approximately 4.173 million af, the amount of water actually requested by contractors is less than that due to a number of contractors whose demands have not yet increased to their full Table A Amount. Even at these lower current demands, however, the SWP cannot meet all water delivery requests in some years due to operational and environmental constraints.



Source: SCVWP 2006

FIGURE 1
CLWA and Local Purveyors Service Area

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* Approximate Location of the Spring Canyon Project
Source: NCWD 2006

FIGURE 2
NCWD Service Area

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1.5 Contents of this Addendum

This Addendum contains the following sections in addition to this Introduction:

- Section 2.0, Summary of the Spring Canyon Project. This section provides a description of the aspects of the Project that are relevant to the subject of this Addendum.
- Section 3.0, Relevant New Information. This section provides summaries of the new studies, plans, and water management upgrades completed since completion and adoption of the Final EIR.
- Section 4.0, Updated Water Supply Characteristics. This section provides an update of regional water supply availability, quality, and reliability.
- Section 5.0, Impacts of the Spring Canyon Project. This section provides an update of the water supply impact analysis for the Project in light of the new water supply availability, quality, and reliability in the Santa Clarita Valley.
- Section 6.0, List of Document Preparers and Organization and Persons Contacted. This section provides a list of the preparers of this document and the organizations and persons contacted.
- Sections 7.0, References. This section provides a list of references cited in this Addendum.

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SECTION 2

Spring Canyon Project and Prior Environmental Analyses

2.1 Project Description

The Project site is located immediately north of the Antelope Valley Freeway and Soledad Canyon Road, between Shadow Pines Boulevard and west of Agua Dulce Canyon Road in the northeast portion of the Santa Clarita Valley (see Figure 3). This portion of the Santa Clarita Valley is located within unincorporated Los Angeles County. The Project involves the development of the approximately 548-acre property with single-family residential uses, open space, and sites for several public service agencies. Vesting Tentative Tract Map 48086 for the Project includes 542 single-family residential lots on approximately 220 acres, one fire station lot, a sheriff sub-station lot, two parking sites totaling approximately 18 acres, and three open space lots that would occupy the remaining 30 acres of the property. As part of the project mitigation, the Project also proposes to provide a 9-acre elementary school site adjacent to the Project site on Tract 31973. The majority of the 542 residential lots are proposed to be constructed in the south-central portion of the site along slopes, ridgelines and flatter portions of both Tapie and Spring canyons.

The Project site is located within NCWD's Pinetree service area (see Figure 2). As shown in Table 1, the Project would increase regional potable water demand by approximately 706 af per year. This anticipated water demand would be met by a combination of local groundwater, recycled water, and imported water supplies. All water would be acquired from the NCWD, and its wholesale supplier, CLWA. CLWA supplies imported water to the Pinetree area through the Honby Lateral. NCWD operates and maintains the Lost Canyon Pump Station, which provides pressure needed to deliver water to the area.

2.2 Previous Environmental Documentation

A Draft EIR for the Project (Vesting Tract 48086) was prepared and released for public review in August 2000 (County of Los Angeles 2000). The Draft EIR examined the potential Project-related impacts for the following environmental resource areas:

- Geotechnical
- Flood Hazard
- Cultural Resources
- Fire Hazard & Protective Services
- Noise
- Traffic and Access
- Water Services
- Air Quality
- Education
- Biological Resources
- Solid Waste Disposal
- Sheriff Protection
- Visual Qualities
- Recreation
- Environmental Safety
- Sewage Disposal
- Library Services

TABLE 1
Project Water Use Estimate

Land Use Categories	Water Use Factor afy	per	Project	Estimated Water Use afy
On-site				
Single Family Residential	0.90	SFU[1]	542	487.8
Fire Station	0.14	acre[3]	5.0	0.70
Landscaped Park Area and Manufactured Slopes	3	acre[2]	56.4	169.2
Open Space[4]	0	acre	266	0
Streets[5]	0	acre	34.3	0
Off-site				
School Pad Area	3	acre[2]	9.3	27.9
Manufactured Slope (School Site)	3	acre[2]	6.7	20.1
Open Space (School Site)[4]	0	acre	4.02	0
			Total	**705.7**

Note: afy=acre-feet per year
1. Single Family dwelling unit generation factor designated in the "Master Water Plan for Pinetree Water System"
2. Valencia Water Company Water Duty Factor.
3. CLWA Urban Water Management Plan 2000.
4. Open space includes natural park areas (i.e., park areas that are not irrigated).
5. Streets will not have landscaped medians.

Based on the analyses contained in the Draft EIR, all the potentially significant environmental impacts are mitigable to levels that are less than significant with the incorporation of all available and appropriate mitigation measures, except in the areas of air quality, visual/aesthetics, and biological resources.

In October 2001, the County of Los Angeles Regional Planning Commission certified the Final EIR for the Project, and also approved the Project's Conditional Use Permit, Oak Tree Permit, and Vesting Tentative Tract Map, and recommended that the Board of Supervisors adopt the Zone Change, General Plan Amendment, and Local Plan Amendments (County of Los Angeles 2001).

The Final (Certified) EIR consists of the following: (1) the Draft EIR dated August 2000; (2) the Response to Comments document dated September 25, 2001; (3) the Environmental Findings document dated September 25, 2001; (4) the Statement of Overriding Considerations document dated September 25, 2001; and (5) the Mitigation Monitoring Program document dated September 25, 2001.

In October 2002, a Water Supply Assessment and Required Water Supply Written Verification in compliance with the requirements of Water Code Section 10910 and Government Code Section 66473.7 were approved by the NCWD Board of Directors. Based on the evaluation of the anticipated land uses within the Project, the Water Supply Assessment and Verification estimated that the Project would result in an additional annual demand of 705.7 af. The

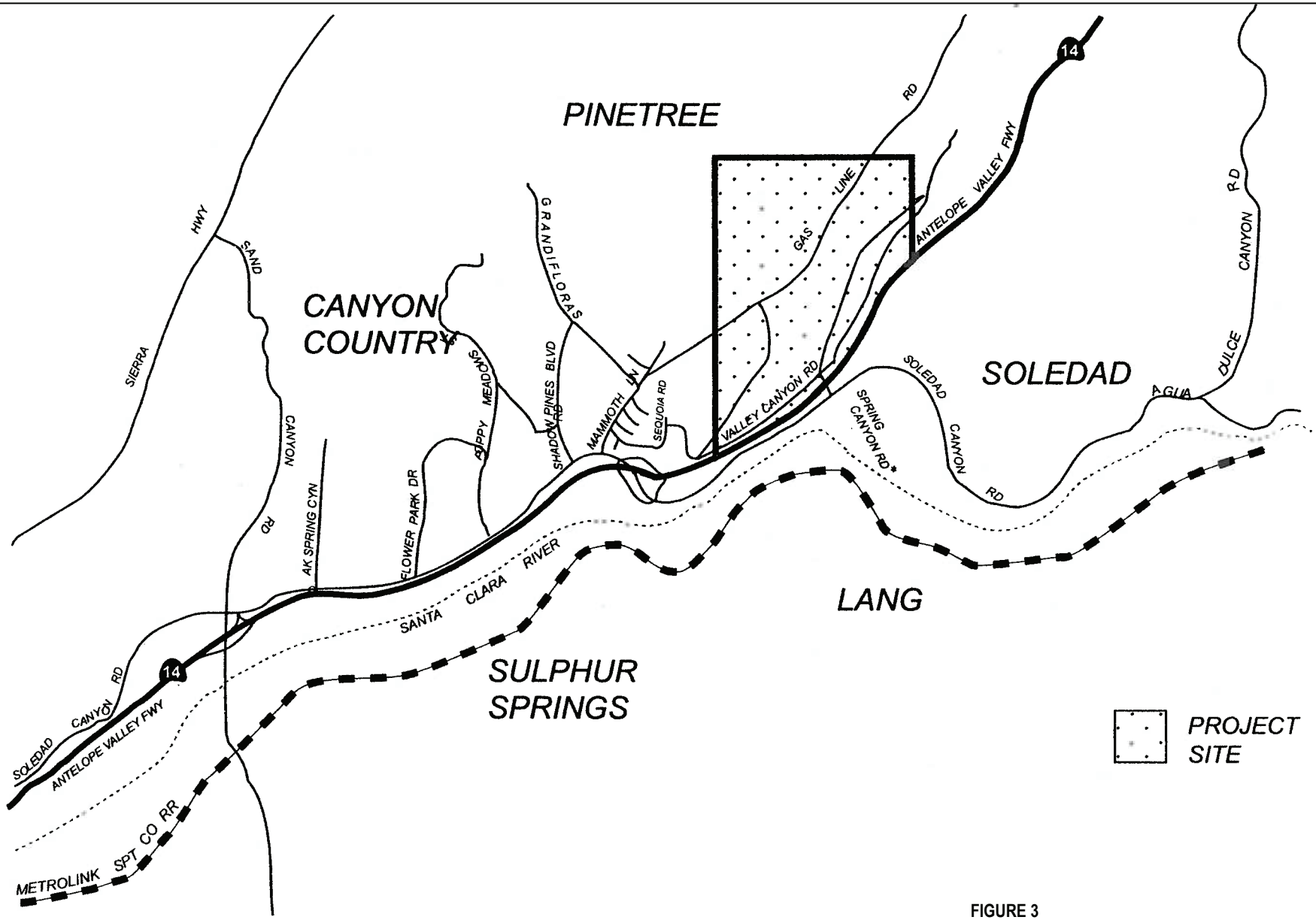


FIGURE 3
Spring Canyon Project Site

* Note: Spring Canyon Road was recently re-named "Stonecrest Road".

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Water Supply Assessment and Verification was conditioned upon the Project developer entering into an agreement with NCWD relating to the design and construction of water system improvements related to the Project. This Addendum is prepared to assist NCWD in its consideration of the agreement regarding the design and construction of water system improvements for the Project.

Subsequent to certification of the Final EIR, a Supplemental EIR was prepared to provide additional information regarding the Project's potential environmental analysis on traffic conditions and to provide the necessary water supply assessment required under Water Code Section 10910 and Government Code Section 66473.7 (County of Los Angeles 2003). The Supplemental EIR was approved by the County Board of Supervisors in January 2003.

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SECTION 3

New Relevant Information

This section summarizes the new information on water supply, water quality, and water supply reliability that was not available for consideration by the County during its prior approval of the Project (refer to Chapter 4 for an overview of the current supply and demand characteristics in the CLWA service area). The documents and reports summarized below are publicly available from NCWD, CLWA, or DWR (refer to Section 7).

3.1 Local Supplies

Water derived from local sources includes groundwater pumped from the Alluvial or Saugus Formation aquifers in the Santa Clarita Valley or from recycled water following treatment and disinfectant at local wastewater treatment plants. New information about these local sources is provided below.

3.1.1 Groundwater

The local groundwater source for the Santa Clarita Valley is the Santa Clara River Valley Groundwater Basin and specifically the East Subbasin. The East Subbasin and the location of the Alluvial and Saugus Formation aquifers are shown on Figures 4 and 5.

3.1.1.1 Groundwater Management Plan

Water management agencies and those individuals and organizations producing water from the local groundwater resources in the Santa Clarita Valley prepared and adopted a regional Groundwater Management Plan in December 2003 (CLWA 2003c). This Plan satisfies all applicable requirements (including those outlined in Assembly Bill [AB] 134 and AB 3030 and associated sections of the California Water Code). The Groundwater Management Plan outlines four specific management goals for the East Subbasin (CLWA 2003c):

1. Development of integrated surface water, groundwater, and recycled water supply to meet existing and projected demands for municipal, agricultural, and other water supply;
2. Assessment of groundwater basin conditions to determine a range of operational yield values that will make use of local groundwater conjunctively with SWP and recycled water to avoid groundwater overdraft;
3. Preservation of groundwater quality, including active characterization and resolution of any groundwater contamination problems; and,
4. Preservation of interrelated surface water resources, which includes managing groundwater to not adversely impact surface and groundwater discharges or quality to downstream basin(s).

As described in the Plan, implementation of the specific management goals for the Alluvial aquifer system would result in the preservation of the groundwater levels and quality that is consistent with the last 30 years of use of that resource. While some specific changes in groundwater levels have been observed over the last 20 years, there has been no chronic decline in groundwater level or aquifer storage. Management actions to reduce water surface fluctuations, sustain aquifer recharge and avoid storage overdraft will accomplish the basin objectives while continuing to use local groundwater to meet part of the existing and anticipated water requirements of the Santa Clarita Valley.

Implementation of the specific management goals for the Saugus Formation aquifer would also result in the preservation of the groundwater levels and quality. However, pumping rates from the Saugus Formation aquifer may be intermittently higher than the historic pumping rates during periods of low SWP supply or other emergency conditions. Such increases in pumping rate would withdraw a small portion of the total aquifer storage and successfully contribute to local water supplies while meeting the management objective. Water stored in the Saugus Formation would be expected to recover via a reduction in pumping during wet or normal conditions.

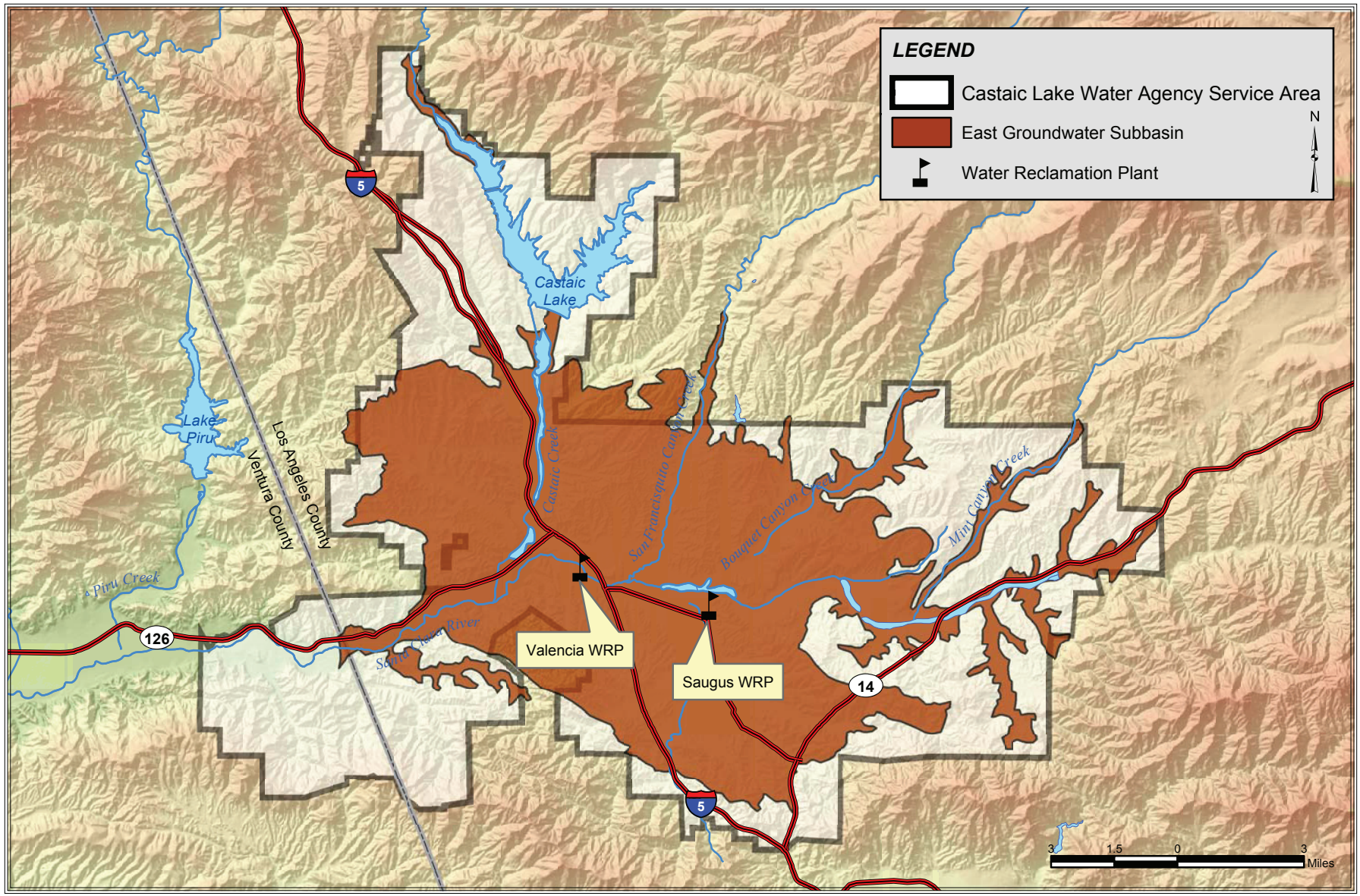
Development and adoption of the regional Groundwater Management Plan does not change the water supply available for use in the Santa Clarita Valley. However, the Plan does provide additional assurances regarding groundwater use and protection of that use through the four management goals listed above.

3.1.1.2 Ammonium Perchlorate Contamination

Perchlorate, originating at the former Whittaker-Bermite propellant production facility, has been a water quality concern in groundwater basins of the Santa Clarita Valley. Perchlorate was first detected in four wells in the Saugus Formation in 1997. In November 2002, perchlorate was detected in one Alluvial well (Stadium well) near the Whittaker-Bermite site, and in early 2005, perchlorate was detected in a second Alluvial well. All six wells were removed from active water service, and one of the Alluvial wells has been returned to active water supply service with the operation of wellhead perchlorate removal technology approved for operation by California Department of Health Services (DHS; Santa Clarita Valley Water Purveyors [SCVWP] 2006). In addition, based on zone specific modeling, very low levels of perchlorate contamination, i.e., approximately 2 parts per billion, were found in well NC-13 (personal communication, S. Cole 2006). However, this level is well below the action level and the well remains in operation (personal communication, S. Cole 2006).

In November 2000, CLWA and the Local Purveyors filed a suit against the then current and former owners of the Whittaker-Bermite site. The suit seeks to have the defendants cover all costs of response, contaminant removal, remedial actions, and any liabilities or damages caused by the contamination. In 2003, the parties reached an interim settlement and funding agreement, which since expired in January 2005. However, negotiations continue toward reaching a final settlement (SCVWP 2006). The parties to the lawsuit have also jointly developed a plan to pump and treat contaminated water from some of the impacted wells to stop the movement of the plume.

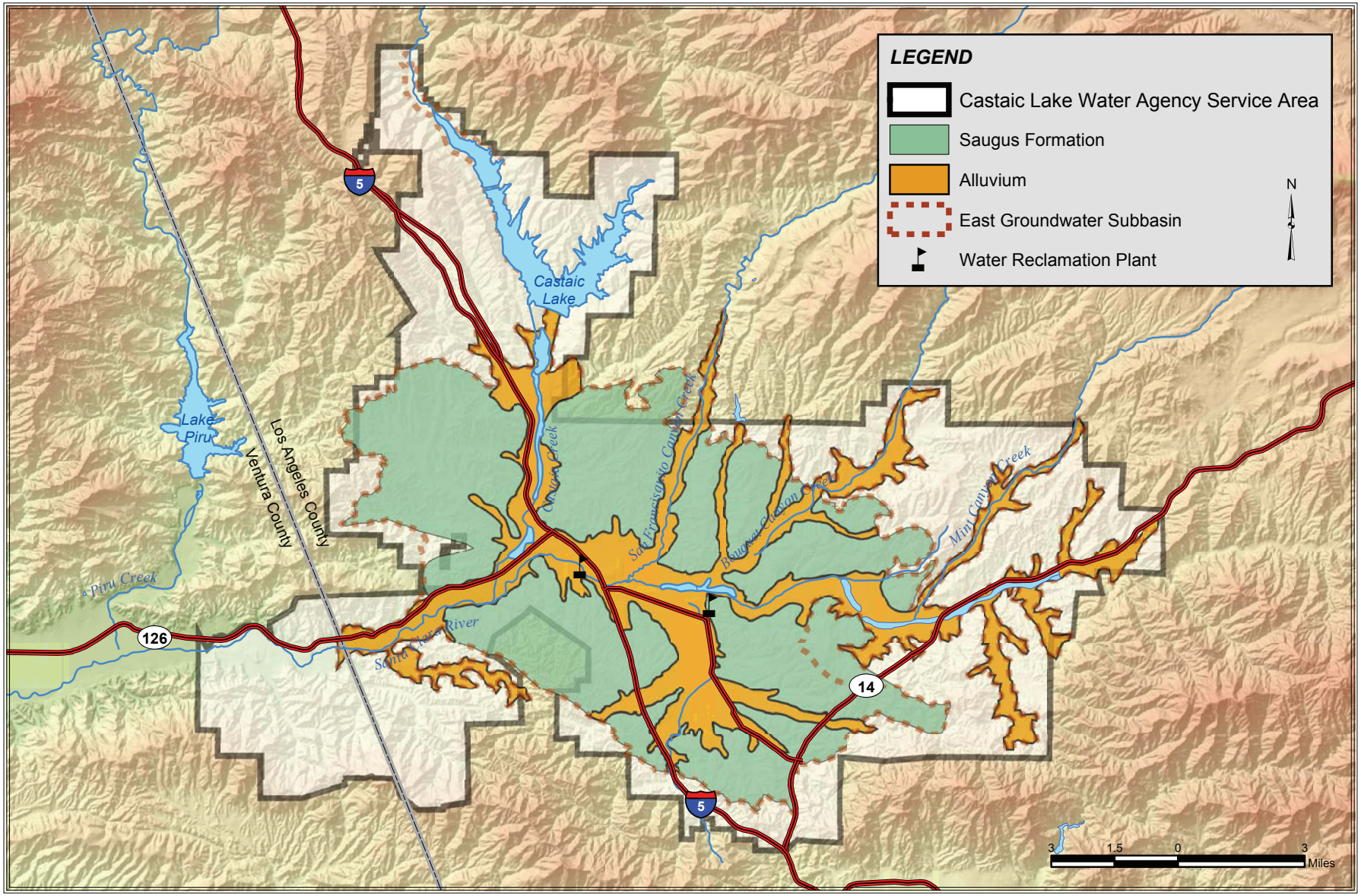
The development and implementation of a cleanup plan for the Whittaker-Bermite site and the impacted groundwater is being coordinated among CLWA, the Local Purveyors, the



Source: SCVWP 2006

FIGURE 4
Santa Clara River Valley East Groundwater Subbasin

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Source: SCVWP 2006

FIGURE 5
Alluvium and Saugus Formation

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City of Santa Clarita, California Department of Toxic Substances Control (DTSC), and the U.S. Army Corps of Engineers. In February 2003, the DTSC and the impacted Local Purveyors entered into an agreement in which DTSC will provide review and oversight of the response activities being undertaken by the impacted Local Purveyors related to the detection of perchlorate in the five impacted wells (SCVWP 2003).

CLWA and the affected Local Purveyors have undertaken a comprehensive groundwater containment, treatment, and restoration project to address perchlorate contamination (CLWA 2005c). The project would intercept the perchlorate plume in the Saugus Formation groundwater (SCVWP 2006 and CLWA 2005c). Contaminated water would be pumped from intercepting wells to the new treatment facility where the chemical would be removed and the treated water used as part of the Santa Clarita Valley drinking water supply. Construction is scheduled to begin in November 2006, and startup and monitoring is planned to begin in April 2007.

Remediation of the contaminated aquifers and lands will restore the production capacity of the affected wells. Remediation will also eliminate the risk of further contamination of water stored in either the Saugus Formation or Alluvial aquifers.

3.1.2 Recycled Water

As water demands in the Santa Clarita Valley increase, recycled water will be an important factor in increasing water supply reliability. Los Angeles County Sanitation District (LACSD) is the main supplier water for recycling in the CLWA service area. Distribution of the recycled water is the responsibility of CLWA. LACSD owns and operates two water reclamation plants (WRP) in the CLWA service area, the Saugus WRP and the Valencia WRP.

The Saugus WRP, located in District No. 26, was completed in 1962 and has undergone two expansions since that time. Its current design capacity is 6.5 million gallons per day (mgd). Use of tertiary treated water from this plant for water recycling is permitted under the Los Angeles Regional Water Quality Control Board (LARWQCB) Order No. 87-49; however, there is concern that reducing discharges from this plant may impact habitat in the Santa Clara River downstream of the WRP (both the Saugus and Valencia WRP discharge treated water to the Santa Clara River). Because of these concerns, water from the Valencia WRP is used for recycled purposes.

The Valencia WRP was completed in 1967. After three subsequent expansions, its current capacity is 21.6 mgd. Use of recycled water from this plant is permitted under LARWQCB Order No. 87-48. In July 1996, CLWA entered into an agreement with LACSD to purchase up to 1,700 acre-feet per year (afy) of recycled water from the Valencia WRP. In 2002, CLWA constructed facilities needed to utilize this supply and began recycled water deliveries in 2003.

The Saugus and Valencia WRP's together have a design capacity of 28.1 mgd. To accommodate future growth in the Santa Clarita Valley and meet LARWQCB standards, LACSD is expanding the Valencia WRP. The Phase I expansion of 9 mgd was completed in 2002. Phase 2 is expected to be completed in 2010 and would expand the capacity by an additional 6 mgd. There are no current plans to expand the Saugus WRP. With completion of the Phase II expansion at the Valencia WRP, total combined capacity at the WRPs would

be 34.1 mgd (38,200 afy). Table 2 provides the existing and projected future wastewater flow for the Saugus and Valencia WRPs.

TABLE 2
Saugus and Valencia WRP Wastewater Collection and Capacity

Type of Wastewater	Capacity (af)						
	2002	2005	2010	2015	2020	2025	2030
Wastewater Collected and Treated in the Service Area	20,542	31,500	38,200	38,200	38,200	38,200	38,200
Quantity that meets Recycled Water Standards	20,542	31,500	38,200	38,200	38,200	38,200	38,200

Source: CLWA 2005a.

Use of recycled water by CLWA is constrained by water right holders downstream of the Santa Clarita Valley. According to Section 1211 of the California Water Code, downstream water rights holders are protected if the source of return flow is "native water". Native water is water that, under natural conditions, would contribute to a given stream or other body of water. The use of "foreign water," such as imported SWP water, by downstream water right holders is not protected under the Water Code. Therefore, groundwater pumped from and used in the Valley is considered "native water" while imported SWP water is considered "foreign water". Only the percentage of foreign water discharged from the WRPs can be diverted for recycling purposes. While CLWA has been approved to use 1,700 afy of recycled water, it may only do so if the amount of foreign water to be discharged from the WRP's meets or exceeds this amount.

Table 3 provides the current and projected future demand and availability of recycled water. In 2005, foreign water comprised 64 percent of the Valley's potable water supply, while the remaining 36 percent consisted of native water. Future (2030) projected potable water demand is expected to be met with 65 percent foreign and 35 percent native water. This means that projected recycled water availability will be 65 percent of generated wastewater.

TABLE 3
Current and Projected Demand and Availability of Recycled Water

	Native Water Demand (afy) (a)	Foreign Water Demand (afy)[1] (b)	Recycled Water Demand (afy) (c)	Potable Water Demand Total (afy) (a+b+c)	Waste-water Flow (afy)	Foreign Water Percentage of Potable Water Demand	Foreign Water Portion of Wastewater (afy)
2005 Projected	25,500	46,100	800	71,600	31,500	64%	20,100
2030 Future	39,700	72,800	17,931	112,500	38,200	65%	24,830

Source: CLWA 2005a.
Notes: (1) Foreign water includes SWP water, water transfers, and desalination.

In addition to the previously discussed sources of recycled water, the Newhall Ranch development is planning to construct a water reclamation plant and this new source of non-

potable water may become available to CLWA in the future. Berry Petroleum, another potential recycled water supplier, is considering treating the produced water from the Placerita Oilfield and making it available for CLWA to purchase. This recycled water source would be available on a short-term basis only because it is a by-product of oil extraction. The use of these recycled water sources for irrigation and to meet non-potable demand would allow CLWA to more efficiently use and distribute its potable water, increasing the reliability of water supplies in the Santa Clarita Valley.

While actual recycled water demand was only 448 af in 2004, projected future recycled water demands are expected to steadily increase to 3,300 af in 2015, and 17,400 af in 2030 (CLWA 2005a). Recycled water is used for non-potable, landscape purposes.

3.2 Imported Supplies

Imported water supplies consist primarily of SWP or SWP-related supplies (such as transfers and groundwater banking programs).

3.2.1 Semitropic Groundwater Banking Projects

In 2002 and 2003, CLWA entered into agreements with the Semitropic Water Storage District (Semitropic) to store a portion of CLWA's available Table A Amount under Semitropic's groundwater banking program (CLWA 2002 and 2003a). In 2002, CLWA stored 24,000 af, and in 2003, CLWA stored 32,522 af. Under the terms of both storage agreements, water can be stored for up to 10 years and 90 percent of the amount stored by CLWA, or 50,870 af is recoverable through 2013 to meet demands in the CLWA service area. Water not recovered by CLWA after 2013 is forfeited. As described in the 2005 UWMP and in Section 4 below, CLWA anticipates using the stored water for a dry-year supply (CLWA 2005a).

A legal challenge was filed on CEQA grounds to CLWA's approval of its 2002 Groundwater Banking Project and its related Negative Declaration (California Water Network v. Castaic Lake Water Agency [Ventura Superior Court Case No. CIV 215327]). The Trial Court ruled in favor of CLWA, and found that the approval of the project and the Negative Declaration did not violate CEQA. The Court of Appeal decided the case in favor of CLWA and rejected all of the petitioners claims on appeal. The decision is now final. No legal challenges were filed to CLWA's approval of the 2003 Groundwater Banking Project or its related Negative Declaration.

Implementation of groundwater banking agreements with Semitropic does not change the long-term, year-by-year water supply available for use in the Santa Clarita Valley. However, implementation of these agreements does increase the reliability of supplies for use within the CLWA service area because water stored in Semitropic could be used to augment dry-year supply sometime in the future.

3.2.2 CLWA Supplemental Water Project (41,000 Acre-foot Table A Transfer)

The principal component of the CLWA Supplemental Water Project is the execution of an agreement for the transfer for 41,000 af of SWP Table A Amount and the associated conveyance and delivery terms from Kern County Water Agency (KCWA) to CLWA. In 1999, CLWA entered into such a contract with KCWA and its member unit, the Wheeler

Ridge-Maricopa Water Storage District (WRMWSD). DWR concurred on this arrangement and modified CLWA's water delivery contract to conform to the agreement.

This transfer of contract rights to the SWP was part of the "Monterey Amendments". These amendments to the water delivery contract for the SWP are based on a statement of principles that were incorporated into an omnibus revision of the long-term contracts between DWR and most of the agencies that hold contracts governing the delivery of water and other rights under the SWP.

Prior to the enactment of the Monterey Amendments and in compliance with an agreement among the SWP contractors and DWR, the Central Coast Water Agency (CCWA), one of the SWP contractors, acted as the lead agency for the preparation of a program EIR, which was used to support Monterey Amendments (the "Monterey Agreement Program EIR"). Each of the other affected SWP contractors and DWR later adopted the Monterey Agreement Program EIR. These actions were challenged in court by the Planning and Conservation League, Citizens Planning Association, and Plumas County. In the absence of a restraint from the courts, DWR modified the contracts to the SWP and implemented the various components of the Monterey Agreement. At this point, the omnibus revision of the long-term contracts became know as the Monterey Amendments.

CLWA later prepared and certified a Supplemental Water Project EIR (CLWA 1999) to evaluate the agreement with KCWA, including the 41,000 af transfer. As a project contained within the Monterey Agreement Program EIR, the Supplemental Water Project EIR was tiered off of the Monterey Agreement Program EIR.

After CLWA's certification of the Supplemental Water Project EIR, the Monterey Agreement Program EIR was decertified by the Court of Appeal in *Planning and Conservation League v. Dept. of Water Resources* (2000) 83 Cal.App.4th 892 (*PCL*). The Court of Appeal in *PCL* held that DWR should have been the lead agency for the program EIR, instead of CCWA, and required DWR to prepare and certify its own EIR for the Monterey Agreement. The Court did not invalidate the Monterey Agreement or enjoin the resulting implementing transfer contracts. Instead, the Court directed the trial court to consider whether the Monterey Agreement should remain in place pending DWR's preparation of a new EIR under Public Resources Section 21168.9 and to retain jurisdiction pending certification of the new EIR.

Because it was tiered from a now decertified program EIR, the Court of Appeal decertified CLWA's Supplemental Water Project EIR in *Friends of the Santa Clara River v. Castaic Lake Water Agency* (2002) 95 Cal. App. 3d 1373 (*Friends)*.

The Court of Appeal in *Friends* decertified CLWA's Supplemental Water Project EIR solely because it tiered from the now decertified Monterey Agreement Program EIR. The Court expressly found that all other contentions concerning the legal adequacy of the EIR were without merit. "If the PCL/tiering problem had not arisen, we would have affirmed the judgment." *Friends*, *supra*, at 1387.

Similarly, the Court of Appeal in *Friends* did not enjoin the Supplemental Water Project or its 41,000 af transfer. It instead ordered the trial court to consider whether the contract authorizing the 41,000 af transfer should remain in place pending CLWA's preparation of a new EIR that is not tiered from the now decertified program EIR under Public Resources Code Section 21168. Accordingly, the Court did not issue any ruling affecting CLWA's

ability to continue to use and rely on the 41,000 af, leaving it to the trial court to determine whether to enjoin CLWA's use of the water pending its completion of a new EIR. *Friends*, *supra*, at 1388.

In September 2002, on remand to the Los Angeles County Superior Court, the *Friends* petitioners applied under Public Resources Section 21168.9 to enjoin CLWA from continuing to use and rely on water from the 41,000 af transfer. The trial court rejected that request. In December 2003, the Court of Appeal affirmed the trial court's ruling and refused to enjoin CLWA from continuing to use and rely on water from the 41,000 af transfer pending completion of a new EIR. The *Friends* petitioners were permitted to renew its application based upon evidence of the actual use of such additional water for purposes it considers improper.

Meanwhile, before the trial court in *Friends* acted on remand, the parties to the *PCL* litigation entered into a settlement agreement, which was later approved by the Sacramento County Superior Court. The settlement agreement provides that SWP would continue to be administered and operated in accord with both the Monterey Amendments and the terms of the settlement agreement. The settlement agreement did not invalidate or vacate the Monterey Amendments or any water transfer effected under them, including the CLWA-KCWA transfer. The settlement agreement recognized the pending litigation on the 41,000 af transfer and the parties to the settlement agreement agreed that the litigation should remain in the Los Angeles County Superior Court. The water transfer was effected and permanent under the settlement agreement.

The CLWA Board of Directors decertified its 1999 Supplemental Water Project Final EIR on November 27, 2002. CLWA then prepared and certified a new Supplemental Water Project EIR in December 2004. The new Supplemental Water Project EIR, prepared in accordance with the decisions of the Second Appellate Court, Fourth Division and the Superior Court of Los Angeles, re-evaluated the potential environmental impacts of the transfer of the 41,000 af of SWP Table A Amount, without tiering from the Monterey Agreement EIR (CLWA 2004). This EIR also evaluated the use of SWP facilities from Northern California to Los Angeles County for the delivery of SWP water to the CLWA service area, and use of this water within the CLWA service area (CLWA 2004).

Two legal challenges to CLWA's new Supplemental Water Project EIR were filed in January 2005 in the Ventura County Superior Court (*Planning and Conservation League v. CLWA* and *California Water Impact Network v. CLWA*). These challenges were transferred to the Los Angeles Superior Court. The trial is scheduled for January 7, 2007.

Although CLWA's new Supplemental Water Project EIR is currently being challenged in court, CEQA requires that the EIR be conclusively presumed to comply with CEQA until a court has judged it deficient. See Public Resources Code Section 21167.3(b), CEQA Guidelines Section 15231.

Other court actions have addressed water planning issues in the Santa Clarita Valley and the CLWA Supplemental Water Project specifically.

Most recently, the Court of Appeal in *California Oak Foundation v. City of Santa Clarita* (2005) 133 Cal.App.4th struck down the City of Santa Clarita's certification of an EIR for the Gate-King industrial project because it did not address the legal uncertainties surrounding the

41,000 af transfer. The City's EIR included no discussion of the uncertainty regarding the 41,000 af transfer other than references to it in the appendices and responses to comments. The Court of Appeal found this to be an inadequate analysis because it failed to inform the public of the litigation uncertainties surrounding the transfer.

The Court of Appeal's ruling in *California Oak* does not prohibit reliance on the CLWA Supplemental Water Project, including the 41,000 af transfer. The Court criticized the City's reasoning for relying on the CLWA-imported water supply (including the 41,000 af Table A transfer), but it did not bar the City or any other agency from relying on the transfer for planning purposes.

Instead, the Court of Appeal held that the EIR must include either: (1) an analysis of why it is appropriate to rely on the 41,000 af transfer; or in the alternative (2) an analysis of how the demand for water would be met without the 41,000 af entitlement. The Court held that it was still up to the City to determine whether reliance on the 41,000 af is reasonable.

Accordingly, under *California Oak*, so long as the agency has analyzed the uncertainties surrounding this water supply, it is within the agency's province to decide whether to rely on the transfer for planning purposes.

Despite the litigation uncertainties surrounding the 41,000 af transfer since its inception, the transfer was completed in 1999 and the water has been continuously delivered to CLWA. CLWA has paid approximately $47 million for the additional Table A Amount based on the transfer. The monies have been delivered. The sales price was financed by tax-exempt bonds. DWR recognized the transfer as permanent under the Monterey Agreement by entering into Amendment No. 18 to CLWA's agreement, which increases its Table A Amount by 41,000 af. The water supplies have consistently been allocated to CLWA based on that entitlement ever since.

A future adverse judgment invalidating the Monterey Agreement or the 41,000 af transfer could affect CLWA's and NCWD's ability to use water from the 41,000 af transfer and adversely affect CLWA's and NCWD's water supplies over the long term. The new pending challenges to the adequacy of CLWA's new Supplemental Water Project EIR and DWR's pending preparation of a new Monterey Agreement Program EIR therefore create potential uncertainty regarding the 41,000 af transfer.

However, it is not reasonable to believe that pending litigation is likely to unwind executed and completed agreements with respect to the permanent transfer of SWP water amounts, including the 41,000 af transfer.

After review of the current available information, NCWD determines that it is appropriate to rely upon the 41,000 af transfer for planning purposes for the following reasons:

1. The Monterey Agreement and resulting implementing transfer amendments remain in full force and effect, and no court has questioned the validity of the Monterey Agreement or the resulting implementing contracts.

2. The Court of Appeal refused to enjoin the reasonable use of water from the CLWA Supplemental Water Project including the 41,000 af transfer in *Friends*.

3. The existing SWP Water Delivery contract (including the 41,000 af transfer amendment) remains in full force and effect, and no court has ever questioned the validity of the contract or enjoined use of this portion of CLWA's Table A Amount.

4. DWR is preparing an EIR that will analyze all of the water transfers that were facilitated by the Monterey Amendments; this does not preclude CLWA from preparing and certifying its own EIR for the 41,000 af transfer, as instructed by *Friends*.

5. CLWA has certified the Supplemental Water Project EIR, including the 41,000 af Table A Amount transfer, without tiering from the Monterey Agreement EIR.

6. The 1999 CLWA Supplemental Water Project EIR for the 41,000 af transfer was overturned solely because it tiered from a later-decertified Monterey Agreement EIR.

7. CLWA's new Supplemental Water Project EIR corrects the sole defect identified by the Court of Appeal (i.e., tiering off the Monterey Agreement Program EIR).

8. CLWA's new Supplemental Water Project EIR must be deemed to be legally adequate until and unless it is set aside by a court.

9. Nothing in the Monterey Amendments settlement agreement precludes reliance on the 41,000 af transfer.

10. Nothing in the Monterey Amendments settlement agreement precludes CLWA from preparing and certifying its new Supplemental Water Project EIR for the 41,000 af transfer, as instructed by the Court of Appeal in *Friends*.

11. The Monterey Amendments settlement agreement expressly authorizes the operation of the SWP in accordance with the Monterey Amendments, which authorize the 41,000 af transfer.

12. The 41,000 af transfer was completed in 1999 and DWR has allocated and annually delivered water in accordance with the completed transfer. A price was set, the money was paid (financed by tax-exempt bonds), DWR amended CLWA's contract to include the additional entitlement, and the water has been continuously allocated and annually delivered to CLWA since 2000.

13. The Los Angeles County Superior Court in Sierra Club, et al. v. City of Santa Clarita, et al., Case No. BS 098 722 recently upheld the City of Santa Clarita's EIR for Newhall Land and Farming's Riverpark project and expressly found that the City properly relied on the 41,000 af water transfer for planning purposes. See Attachment A.

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

CLWA has entered into a water banking agreement with the Rosedale-Rio Bravo Water Storage District (RRBWSD). The EIR for this project was certified and the project was approved by CLWA in October 2005. Under the RRBWSD Groundwater Storage, Banking, Exchange, Extraction and Conjunctive Use Program (RRBWSD Storage and Recovery Program), CLWA would store up to 20,000 afy of its total SWP Table A Amount for use later

withdrawal and delivery to the CLWA service area in a future year or years when demand in the CLWA service area is greater than supply (i.e., in drier years; CLWA 2005b). Additional yearly storage capacity may be provided from time to time as determined by RRBWSD, however, the maximum amount of stored water that CLWA will have in the RRBWSD Storage and Recovery Program at any time is 100,000 af. Over the life of the project (through 2035), CLWA will be able to store a total of 200,000 af in the RRBWSD Storage and Recovery Program (CLWA 2005b). Under the RRBWSD Storage and Recovery Program, CLWA banked 20,000 af in 2005 and will bank 20,000 af this year (personal communication, D. Masnada 2006).

Under the RRBWSD Storage and Recovery Program, CLWA may elect to deliver to RRBWSD its excess Table A Amount or other SWP supplies available to CLWA. RRBWSD would use this water in lieu of pumping groundwater for irrigation or would directly recharge it to the underlying groundwater basin in recharge/percolation ponds. Upon request, RRBWSD would return CLWA's previously stored SWP water in one or more years, by either (1) requesting that an equivalent amount of RRBWSD's SWP water be delivered to CLWA (exchange); or (2) by pumping the water from its groundwater basin (pumpback) to the Cross Valley Canal into the Edmund G. Brown California Aqueduct (California Aqueduct), at which time the water would commingle with the SWP water in the California Aqueduct and would be conveyed to CLWA. The water RRBWSD returns to CLWA would be delivered through the California Aqueduct to CLWA on a space-available basis within the capacity of SWP facilities. CLWA will be able to request the withdrawal of 20,000 afy plus any additional and available extraction capacity as determined by RRBWSD. If RRBWSD constructs additional extraction facilities in the future, CLWA could potentially request up to 45,000 afy of its banked water.

This is a long-term banking and exchange project that would extend through 2035. The RRBWSD Storage and Recovery Program would improve the reliability of CLWA's existing dry-year supplies. The purpose of this project is to increase water supply reliability in the Santa Clarita Valley during single or multiple dry years.

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

CLWA is evaluating a water acquisition agreement with the Buena Vista Water Storage District (BVWSD) and the Rosedale-Rio Bravo Water Storage District (RRBWSD), referred to as the BVWSD/RRBWSD Water Acquisition Project. The water acquired by CLWA would be used to meet current and future demand in its service area, and anticipated demands of several currently identified sites that CLWA may soon be requested to annex into its service area. Through the BVWSD/RRBWSD Water Acquisition Project, CLWA would have rights to purchase the 11,000 af annually from BVWSD/RRBWSD during the term of CLWA's SWP Contract (2035), with an option to extend to a later date.

This 11,000 af of water acquired by CLWA would be used to meet current and future demand in its service area or the service area as it may be extended through annexation. An additional 9,000 af would be available for purchase from year-to-year, depending on the hydrologic conditions and water availability, for a total of 20,000 af. This additional water would only be available periodically, and while it would increase the water supply reliability for the CLWA service area, it would not support new development.

The Draft EIR for the CLWA Water Acquisition from the Buena Vista Water Storage District/Rosedale-Rio Bravo Water Storage District Water Banking and Recovery Program was issued in June 2006 (CLWA 2006b). The Final EIR for the project is currently being prepared; the Board of Directors is expected to determine whether to certify the EIR and approve the project in the fall of 2006. If approved, the project would increase CLWA's water supply by 11,000 to 20,000 afy. A portion (11,000 afy) of this water would be used to support existing and anticipated new demands, and a portion (up to 9,000 afy) would be used to increase the water supply reliability in the CLWA service area.

3.3 New Facilities

3.3.1 Treatment

CLWA filters and disinfects SWP water at its two treatment plants prior to its distribution to Local Purveyors. Since the completion of the CEQA evaluations for the Project, CLWA has approved and constructed upgrades to the Earl Schmidt Water Filtration Plant and is considering expansion of the Rio Vista Water Treatment Plant. The following section summarizes these actions.

The Earl Schmidt Water Filtration Plant (ESWFP) is one of two potable water treatment plants in the CLWA service area. The ESWFP is located near Castaic Junction, south of Lake Hughes Road and adjacent to Castaic Lake. It receives untreated SWP water from Castaic Lake and treats that water to meet applicable potable water quality standards.

CLWA was evaluating designs and potential environmental impacts of the upgrade and expansion of the ESWFP at the time of the approval of the Project. The process modifications were designed to achieve compliance with current and proposed water quality regulations (CLWA 2003b). The capacity modifications to the ESWFP were intended to accommodate a firm treatment capacity of 56 mgd (CLWA 2003b). These capacity modifications had the additional benefits of providing: (1) a greater degree of redundancy in treatment capabilities in the event of an emergency; (2) additional peak throughput capacity to meet existing summer peaking needs; and (3) capacity to serve future growth.

CLWA approved the plans for this project in mid-2003. Construction of the ESWFP upgrade and expansion followed the project approval. The 56 mgd plant has been functioning with its new processing system and added capacity since the spring of 2005.

CLWA is currently evaluating designs for the expansion of the Rio Vista Water Treatment Plant (CLWA 2006a). The plans call for the immediate expansion of this facility from its current 30 mgd to 60 mgd. The capacity modifications would have the same benefits as described for the ESWFP, above. The CLWA Board of Directors recently approved the project and certified the Rio Vista Water Treatment Plant Expansion Final EIR on August 23, 2006.

Expansion of treatment capacity enhances the ability of regional water agencies to meet the peak demands of water users. Without these expansions water purveyors would be forced to increase the pumping capacity of groundwater wells to meet peak demands. Treatment plant expansions do enhance the reliability of the delivery of water to users but do not add to the reliability of the supply.

3.3.2 Conveyance

CLWA provides treated water to the Local Purveyors via network pipelines. Since the completion of the CEQA evaluations for the Project, CLWA has approved the extension of the Honby Pipeline, and is in the process of extending the Pitchess Pipeline and the Sand Canyon Pipeline and related storage reservoir.

Completion and operation of the new facilities described below does not influence the amount of water available to support new development (like the Project) in the CLWA service area, but does support the delivery of the available water for use to existing and future development. Facilities upgrades in the CLWA service area significantly contribute to meeting peak period daily demands and provide redundancy to cope with unanticipated outages and emergencies.

3.3.2.1 Pitchess Pipeline

The Pitchess Pipeline is an approximately 4,300-foot-long, 24-inch lateral pipeline extension that extends existing pipeline from just east of Interstate 5 to the intersection of the Old Road and Sedona Way in unincorporated Los Angeles County. The Pitchess Pipeline carries treated imported water to the northwestern portion of CLWA's service area to supplement existing groundwater supplies distributed by the Local Purveyors. The Pitchess Pipeline was completed in fall of 2005.

3.3.2.2 Honby Pipeline

The Honby Pipeline Project is the construction of a 9,500-foot, 60-inch buried steel water pipeline to replace the existing 33-inch Honby pipeline, in a new alignment. Construction will occur in two stages. The first phase will include construction of a 2,500-foot pipeline segment that will connect the 84-inch treated water pipeline that leads from the RVWTP to the existing Honby Pipeline. The second phase will consist of the construction of the remaining 7,000-foot segment of the pipeline. This segment will continue from the end of the 2,500-foot segment to the new Sand Canyon pump station. Construction is expected to be complete by spring 2007. This pipeline will transport water that is already part of CLWA's supply.

3.3.2.3 Sand Canyon Pipeline

CLWA recently completed the construction of the Sand Canyon Pipeline and pump station, and the construction of a related storage reservoir is currently underway. Construction is expected to be completed by December 2006. The 48-inch, approximately 30,000-foot-long water pipeline originates near the intersection of Furnivall Avenue and Santa Clara Street where the new Sand Canyon pump station is located. The pipeline travels southeast from the new pump station and terminates at the new storage reservoir being constructed west of Rolling Hills Avenue and Warmuth Road. The new pump station will provide the lift to transport water to the 7-million-gallon storage reservoir and ensure that adequate pressure is available throughout the project's service zone.

3.4 Plans and Reports

3.4.1 NCWD Water Supply Report

In late 2004, NCWD prepared an assessment of regional water supplies to assist the agency in determining if currently available and reasonably foreseeable water sources will be sufficient to meet existing and anticipated future water demands (NCWD 2004). This assessment characterized the local and imported water supplies available to NCWD, the reliability of those water supplies and the projected water demands for the Santa Clarita Valley, and those within the NCWD service area. The assessment followed the guidelines in the California Water Code Sections 10910-10912 for approach, required information, and the criteria for determining supply sufficiency to allow NCWD to facilitate the use of the information in the Water Supply Report in future.

NCWD evaluated various methods of predicting future water demands. The various methods included regional projections of per capita use estimates, extrapolation of historic water connection to new water connections, and econometric approaches using planned land use. The extrapolation of historic water connection method (with consideration of the results of the other methods) was used in this report.

It was determined that the total annual demand within the NCWD service area at build-out of the approved land use (at an indeterminate date) would be 29,150 af. Water connections were expected to increase to 14,550 by 2025. Water demand (with anticipated conservation measures) was expected to increase to 17,400 afy by 2025.

NCWD reviewed the status of each of the local and imported water supplies, their constraints, reliability, and augmentation possibilities. Based on those analyses sufficient water supplies appeared to be available to meet anticipated demand through 2025. This determination included normal, multiple dry, and single dry year conditions along with the use of local groundwater, imported, banked, and recycled supplies.

3.4.2 Santa Clarita Valley Water Reports

Water management agencies in the Santa Clarita Valley have prepared the annual *Santa Clarita Valley Water Report* (SCVWR) since 1998. This report provides the current information about water supplies (including the local groundwater resources, SWP water supplies, water conservation supplies and recycled water) and demands. The 2005 edition reviews the sufficiency and reliability of current supplies compared to existing demand and provides a short-term outlook of the supply-demand relationship for 2006.

As described in the most recent SCVWR, the total water demand in the Santa Clarita Valley in 2005 was approximately 83,600 af. Approximately 85 percent (70,800 af) of this demand was delivered for municipal use and the remainder (12,800 af) was for agricultural and other (miscellaneous) uses. As a result of the significantly wet conditions that prevailed through winter and spring, total demand in 2005 was approximately five percent lower than in 2004, and about nine percent lower than had been estimated in the previous SCVWR. The total water demands were met by a combination of about 45,100 af from local groundwater resources, about 38,000 af of SWP water, and about 450 af of recycled water. Groundwater supplies were used to meet nearly 32,300 af for municipal demand and 12,800

af for agricultural and other uses. Groundwater supplies from the alluvial aquifer produced approximately 38,700 af and slightly less than 6,500 af were pumped from the underlying, deeper Saugus Formation. Alluvial aquifer pumping represented about a 5,000 af increase from 2004 while pumping from the Saugus formation was essentially unchanged. Neither pumping volume resulted in any overall change in ongoing groundwater conditions (water levels, water quality, etc.) in either aquifer system. SWP deliveries to the Local Purveyors decreased by about 9,000 af from the volume delivered in 2004.

Table 4 provides a summary of the water uses and supplies in the Santa Clarita Valley in 2005.

TABLE 4
Summary of 2005 Water Supplies and Uses (acre-feet)

Municipal		
State Water Project		38,034
Groundwater (Total)		32,316
Alluvial Aquifer	26,368	
Saugus Formation	5,948	
Recycled Water		438
Subtotal		**70,788**
Agriculture/Miscellaneous		
State Water Project		-
Groundwater (Total)		12,785
Alluvial Aquifer	12,280	
Saugus Formation	505	
Subtotal		12,785
Total		**83,573**

Source: SCVWP 2005.

CLWA's final allocation of Table A from the SWP for 2005 was 90 percent, or 85,680 af. Utilizing SWP contract provisions, CLWA elected to "carry over" unused remaining Table A Amount into 2006. The total available SWP supply in 2005 was 88,382 af, including 2,702 af of 2004 carryover delivered in early 2005. CLWA deliveries were 38,034 af to the Purveyors and 20,000 af to the RRBWSD Storage and Recovery Program (described above), with 31,377 af of the 2005 Table A Amount for potential carryover to 2006. In 2005, CLWA did not need to supplement water supplies from the two groundwater banking agreements with Semitropic.

The SCVWR also provided a review of the status of the water resources available for use in the Santa Clarita Valley and applicable water management plans. Management plans for the Alluvial aquifer anticipate withdrawals in the range of 30,000 to 40,000 afy in average/normal years, and 30,000 to 35,000 afy in dry years. Pumping from the Alluvial aquifer was 38,700 af in 2005. Higher than average precipitation in late 2004 and 2005

resulted in significant water level recovery in the eastern part of the basin, continuing the overall trend of fluctuating groundwater levels within a generally constant range over the last 30 years. On a long-term basis, there is no evidence of any historic or recent trend toward permanent water level or storage decline.

These ongoing data indicate that the Alluvial aquifer remains in good operating condition and can continue to support pumping in the range described above without adverse results (e.g., long-term water level decline or degradation of groundwater quality). While there have been historical fluctuations in groundwater level and quality, typically associated with variations in precipitation and streamflow, there has been no long-term trend toward groundwater quality degradation; groundwater produced from the Alluvial aquifer remains a viable municipal and agricultural water supply.

All other Alluvial wells operated by the Purveyors continue to be used for municipal water supply service; those wells near the Whittaker-Bermite property are routinely sampled and perchlorate has not been detected. The inactivation of Alluvial wells due to perchlorate contamination (described above) does not limit the Purveyors' ability to produce groundwater from the Alluvial aquifer in accordance with the groundwater operating plan.

Management plans for the Saugus Formation aquifer anticipate withdrawals in the range of 7,500 to 15,000 afy in average/normal years and 21,000 to 35,000 afy for one to three consecutive dry years. These management plans describe that such short-term pumping can be recharged during subsequent wet/normal years to allow groundwater levels and storage to recover, as it has in historical periods. Total pumping from the Saugus Formation was slightly less than 6,500 af in 2005. On average, pumping from the Saugus Formation has been about 7,000 afy since 1980. Both rates are near the lower end of the range of use of the water within the formation. As a result of long-term relatively low pumping from the Saugus Formation, groundwater levels in that aquifer have remained essentially constant over the last 35 to 40 years. Ammonium perchlorate contamination from the Whittaker-Bermite facility continued to force the closure of four wells in the Saugus Formation (described above). Despite the inactivated Saugus wells, the Purveyors still have sufficient pumping capacity in other wells to meet the planned normal range of Saugus pumping.

The 2005 SCVWR also provided up-to-date information on historical and current water deliveries by water source type. This information is provided in Table 5. The SCVWR identified that water demands and supplies fluctuate from year to year in response to climatic conditions. For example, while the long-term urbanization of the Santa Clarita Valley has resulted in a long-term increase in demand for urban uses, demand in 2005 was approximately five percent less than in 2004, principally as a result of a lengthy rainy season. Water supplies for 2006 were expected to be sufficient to meet the needs of the CLWA service and allow for the banking of an additional 20,000 af in the RRBWSD's Storage and Recovery Program. Previously banked water in the Semitropic Groundwater Storage Bank is not anticipated to be needed in 2006.

TABLE 5
Municipal Water Supply Utilization by the Local Purveyors

Year	State Water Project	Alluvial Aquifer	Saugus Formation	Recycled Water	Total Municipal
1980	1,125	16,625	4,569	0	22,319
1981	5,816	14,056	4,950	0	24,822
1982	9,659	8,684	3,569	0	21,912
1983	9,185	8,803	3,398	0	21,386
1984	10,996	12,581	3,809	0	27,386
1985	11,823	12,519	4,140	0	28,482
1986	13,759	12,418	4,975	0	31,152
1987	16,285	12,630	4,962	0	33,877
1988	19,033	12,197	6,404	0	37,634
1989	21,618	13,978	7,217	0	42,813
1990	21,613	13,151	8,302	0	43,066
1991	7,968	17,408	14,417	0	39,793
1992	13,911	16,897	10,458	0	41,266
1993	13,393	19,808	10,151	0	43,352
1994	14,389	20,068	11,531	0	45,988
1995	16,996	20,590	8,087	0	45,673
1996	18,093	24,681	7,373	0	50,147
1997	22,148	25,273	6,752	0	54,173
1998	20,254	23,898	4,706	0	48,858
1999	27,282	27,240	2,728	0	57,250
2000	32,579	25,216	3,193	0	60,988
2001	35,369	22,055	3,267	0	60,691
2002	41,768	22,097	4,360	0	68,225
2003	44,419	19,397	3,581	700	68,097
2004	47,205	18,970	5,701	448	72,324
2005	38,034	26,368	5,948	438	70,788

Source: SCVWP 2005.

3.4.3 2005 Urban Water Management Plan

Water management agencies in the Santa Clarita Valley prepared and approved an updated Urban Water Management Plan (UWMP) in 2005[2]. The approved UWMP provides a framework to guide long-term planning and management actions by the regional water agencies. It also provides a broad perspective on a number of water supply issues to the public and provides information regarding:

- the potential sources of supply and their reasonable probable yield;
- the probable demand, given a reasonable set of assumptions about regional growth and implementation of good water management practices; and
- an assessment of how the supply will be able to meet demand in the next 20 years.

The UWMP contains a description of the historic and current water use and a description of the methodology used to project future demands within CLWA's service area. Water use was divided into applicable land use categories (residential, industrial, institutional, landscape, agricultural, and other). Existing land use data and approved new water connection information were compiled from each of the Local Purveyors. Future projections of demand were based on information in the "One Valley One Vision" (OVOV) report, a joint planning effort by the City of Santa Clarita and the County of Los Angeles. This information was then compared to historical trends for new water service connections and customer use factors considering climatic and water conservation effects. Historic water demands are shown in Figure 6, and projected future water demands are provided in Table 6.

The 2005 UWMP also contains a description of existing and reasonably anticipated water resources available to CLWA and the Local Purveyors. These descriptions include the various sources of water, the amount of water that would be expected to be available under normal years and during periods of single year and multiple year droughts.

Table 7 provides the existing and anticipated water supplies for use within the CLWA service area, and the associated assumptions and caveats, as were described in the 2005 UWMP.

Reliability planning and the inherent nature of the delivery reliability of each of the water sources were reviewed in the 2005 UWMP. This discussion included:

- characteristics of the local groundwater supplies from the alluvial and Saugus Formation aquifers;
- the timing and availability of recycled water;
- supplies from the SWP, provisions of the water supply contract and the anticipated delivery reliability of those supplementary supplies (as described in the 2005 SWP Delivery Reliability Report (DWR 2006b)); and

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2 The California Legislature enacted the Urban Water Management Planning Act in 1983. This act has been implemented through Water Code Sections 10610 - 10656. The Act states that every urban water supplier that provides water to 3,000 or more customers, or that provides over 3,000 acre-feet of water annually, should make every effort to ensure the appropriate level of reliability in its water service sufficient to meet the needs of its various categories of customers during normal, dry, and multiple dry years. The Act describes the contents of the Urban Water Management Plans as well as how urban water suppliers should adopt and implement the plans.

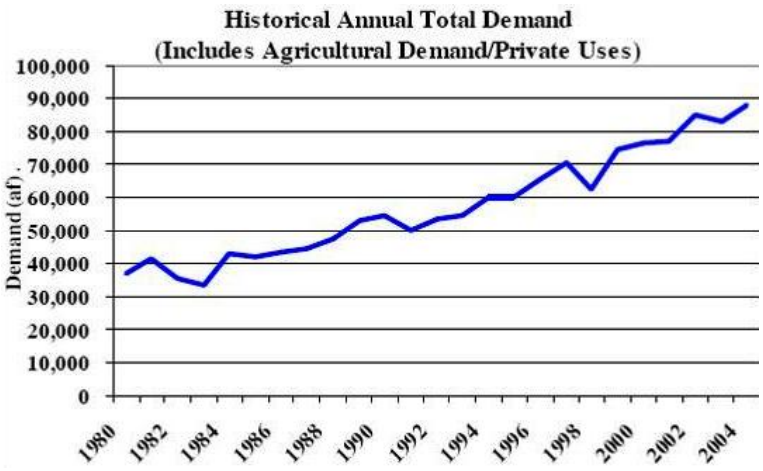


FIGURE 6
Historical Annual Total Demand in the CLWA Service Area
SOURCE: CLWA 2005.

TABLE 6
Projected Water Demands in the CLWA Service Area

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

Source: CLWA 2005a.
1. Assumes 10 percent reduction on urban portion of demand resulting from conservation best management practices.

TABLE 7
Existing and Planned Water Supplies in the CLWA Service Area

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

Source: CLWA 2005a.
1. The values shown under "Existing Supplies" and "Planned Supplies" are supplies projected to be available in average/normal years. The values shown under "Exiting Banking Programs" and "Planned Banking Programs" are either total amounts currently in storage, or the maximum capacity of program withdrawals.
2. SWP supplies are calculated by multiplying CLWA's Table A Amount of 95,200 af by percentages of average deliveries projected to be available, then from Table 6-5 of DWR's "Excerpts from Working Draft of 2005 SWP Delivery Reliability Report (May 2005).
3. Supplies shown are total amounts that can be withdrawn and would typically be used only during dry years.
4. Initial term of the Ventura County entities' flexible storage account is ten years (from 2006 to 2013).
5. Supplies shown are the total amount currently in storage and would typically be used only during dry years. Once the current storage amount is withdrawn, this supply would no longer be available, and this supply is not available after 2013.
6. CLWA is in the process of acquiring this supply, primarily to meet the demands of future annexations to the CLWA service area.

- various flexible water supply arrangements (e.g.; the flexible storage account with DWR, water banking agreements with Semitropic Water District and the Rosedale-Rio Bravo Water Storage District, and the water supply agreement with the Buena Vista Water Storage District and the Rosedale-Rio Bravo Water Storage District) established by CLWA to meet water demands in years when local and SWP supplies were insufficient to meet water user demands.

Also included in the 2005 UWMP are descriptions of water Demand Management Measures and the Best Management Practices implemented by CLWA as a part of water conservation programs to result in quantifiable water savings for the Valley, and a Water Shortage Contingency Plan and a Drought Emergency Water Sharing Agreement have been prepared by CLWA and the Local Purveyors.

The UWMP was the subject of a series of public outreach actions, including two public hearings. It was adopted by the water management agencies in the Santa Clarita Valley in late 2005.

In February 2006 a petition challenging the 2005 UWMP was filed by California Water Impact Network and Friends of the Santa Clara River in the Ventura Superior Court. The petition alleges that the plan violated the Urban Water Management Planning Act because it overstates availability of local groundwater and SWP supplies thereby facilitating unsustainable urban development and resulting in harm to public trust resources involving the contribution to the water flows and quality of water in the Santa Clara River and its habitat. These challenges were transferred to the Los Angeles Superior Court and the litigation is pending (Los Angeles County Superior Court Case BS 103295).

3.4.4 Monterey Agreement and the SWP Reliability Report

During the 1990s, disagreements arose between DWR and the agencies that hold contracts for SWP water (SWP contractors) about how available SWP supplies should be allocated. The SWP contractors and DWR agreed to negotiate a settlement of their differences and develop a new approach to managing SWP resources through a major overhaul of the Water Supply Contracts. After a series of exhaustive negotiating sessions, an agreement was reached in December 1994 in Monterey, California on a set of principles, known as the "Monterey Agreement." The Monterey Agreement principles were implemented through an amendment to the Water Supply Contracts between DWR and the SWP contractors, which became known as the "Monterey Amendment." The Monterey Amendment was approved in 1995 and went into effect in August 1996.

A Program EIR analyzing the environmental impacts of the Monterey Amendment (Monterey Agreement EIR) was prepared and certified by the Central Coast Water Authority (CCWA) in 1995.

As discussed in Section 3.2.2 of this Addendum, in late 1995, a lawsuit was filed by the Planning and Conservation League (PCL), Plumas County Water Conservation and Flood Control District (Plumas County), and Citizens Planning Association of Santa Barbara County (CPA) (collectively referred to as the "plaintiffs") challenging the EIR. The plaintiffs argued that the environmental impact analysis prepared was inadequate because CCWA was not a proper lead agency and the EIR analysis did not reflect the inability of the SWP to deliver full Contract amounts to SWP contractors, even though they held contractual

"entitlements" to those supplies. In 2000, the California State Court of Appeal (Third District) found that a new EIR must be prepared.

Discussions to mediate a settlement began in 2001 and were finalized in May 2003. All parties to the litigation have signed the settlement agreement. The settlement agreement calls for DWR to prepare a new EIR pursuant to CEQA, while the Monterey Amendment's provisions remain in operation. Pursuant to the settlement agreement, the parties are preparing a new EIR. The new EIR will evaluate the potential environmental impacts of changes to SWP operations incorporated in the Monterey Amendment and the settlement agreement. The settlement agreement did not change the substance of the Monterey Amendment, but addressed the process by which the new Monterey Amendment EIR will be prepared. The settlement agreement also calls for DWR to produce a biennial SWP Delivery Reliability Report.

The Department of Water Resources (DWR) issued The SWP Delivery Reliability Report 2005 (DWR 2006b) to update information presented in the similar 2002 report (DWR 2003). A draft of the SWP Delivery Reliability Report 2005 underwent extensive public review in late-2005. The information contained in the 2005 report was recommended by DWR for use by SWP contractors in developing their 2005 Urban Water Management Plans.

The SWP Delivery Reliability Report 2005 presented DWR's current information regarding the annual water delivery reliability of the SWP for existing and future levels of development in the water source areas, assuming historical patterns of precipitation. This report reviewed the general subject of water delivery reliability and discussed how DWR determines delivery reliability for the SWP. A discussion of the analysis tool (the CalSim II computer simulation model), the analyses, and peer review regarding the accuracy of CalSim II and its suitability for use in this report was included[3]. Finally, estimates of SWP delivery reliability today and in the future were provided along with examples of how to incorporate this information into local water management plans.

The SWP Delivery Reliability Report 2005 did not include analyses of how specific water agencies should integrate SWP water supply into their water supply equation. The reports identified that such integration requires extensive information about local facilities, local water resources, and local water use, which is beyond the scope of the State-wide report. Moreover, such an analysis would require decisions about water supply and use that traditionally have been made at the local level. DWR identified that local officials (like CLWA) should continue to fill this role. Chapter 6 of the 2005 Report provided examples to help local agencies incorporate the information presented in this report into local water management assessments.

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3 The critical data in the 2002 and 2005 Reports are based upon water delivery predictions using a computer simulation model, CalSim II. Public criticism of this analytical approach centers on two areas: (1) the ability of CalSim II to simulate "real world" conditions and accurately estimate SWP deliveries; and (2) the inability of the approach to account for future uncertainties such as changes in the climate pattern or levee failure in the Sacramento-San Joaquin Delta due to flooding or an earthquake. While no model is perfect, DWR is satisfied with the degree to which CalSim II simulates actual, real-world operations of the SWP. When professional judgment is used with the knowledge of the limitations of CalSim II and the assumptions used in the studies, CalSim II is a useful tool in assessing the delivery reliability of the SWP. The studies and peer review related to CalSim II are discussed in Chapter 3 and Appendix E of the 2005 Report.

The 2005 Report (DWR 2006b) provided information on five CalSim II model studies. Studies 1, 2, and 3 were from the 2002 SWP Delivery Reliability Report while studies 4 and 5 were developed specifically for the 2005 Report. The results of studies 1, 2 and 3 were included in for comparison purposes.

The results of these studies as summarized in Table 8 for average, maximum, and minimum deliveries for SWP contractors south of the Sacramento-San Joaquin Delta.

TABLE 8
Table A Deliveries for SWP Contractors South of the Delta

Study	Average Delivery		Maximum Delivery		Minimum Delivery	
	Thousand afy	Percent of Maximum Table A	Thousand afy	Percent of Maximum Table A	Thousand afy	Percent of Maximum Table A
2002 SWP Delivery Reliability Report						
1. 2001 Study	2,962	72%	3,845	93%	804	19%
2. 2021A Study	3,083	75%	4,128	100%	830	20%
3. 2021B Study	3,130	76%	4,133	100%	830	20%
2005 SWP Delivery Reliability Report (Updated Studies)						
4. 2005 Study	2,818	68%	3,848	93%	159	4%
5. 2025 Study	3,178	77%	4,133	100%	187	5%

Source: DWR 2006b.
Note: Maximum Delta Table A is 4.133 million acre-feet per year.

The results of these studies for a variety of dry-year scenarios are provided in Table 9. Information is provide for both current (Study 4) and for 20 years in the future (Study 5).

TABLE 9
Average and Dry-year Table A Delivery from the Delta

	Average 1922-1994	Single dry-year (1977)	2-year drought (1976-1977)	4-year drought (1931-1934)	6-year drought (1987-1992)	6-year drought (1929-1934)
2002 SWP Delivery Reliability Report						
1. 2001 Study	72%	19%	48%	37%	41%	40%
2. 2021 A Study	75%	20%	44%	39%	40%	41%
3. 2021B Study	76%	20%	44%	39%	40%	41%
2005 SWP Delivery Reliability Report (Updated Studies)						
4. 2005 Study	68%	4%	41%	32%	42%	37%
5. 2025 Study	77%	5%	40%	33%	42%	38%

Source: DWR 2006b.

The anticipated average delivery of SWP forecast in the SWP Water Delivery Reliability Report (DWR 2006b) are similar to those found in prior DWR (2003) report. Anticipated

delivery in a single-year drought scenario is significantly less than those previously published. These result tend to demonstrate the need for water banking programs such as those implemented by CLWA (e.g., Semitropic and RRBWSD) to reduce or eliminate the anticipated delivery amounts in single dry years. The results of the SWP Water Delivery Reliability Report (DWR 2006b) were incorporated into the 2005 Urban Water Management Plan (CLWA 2005a).

3.4.5 Global Warming

The potential effects of increasing atmospheric concentrations of carbon dioxide and other 'greenhouse gases' and the observed increase in the average temperature of the Earth's atmosphere and oceans have been the subject of considerable technical analysis and political debate. The natural phenomena (e.g.; temperature, rainfall) that together form the climate of a particular region vary from day-to-day and year-to-year. The variation in climate can be a result of natural, internal processes or in response to external forces from both human and non-human causes, including solar activity, volcanic emissions, and greenhouse gases. There is little controversy that the earth's atmosphere has warmed over the last century. The detailed causes of this change remain an active field of research. However, there is increasing amount of scientific evidence that identifies greenhouse gases as the primary cause of the recent warming. This conclusion can be controversial, especially outside the scientific community. The U.S. Environmental Protection Agency maintains a website summarizing the most recent scientific evaluations and current news on the global warming issue at: http://yosemite.epa.gov/oar/globalwarming.nsf/content/index.html.

On June 1, 2005, Governor Arnold Schwarzenegger issued Executive Order S-3-05 establishing greenhouse gas emissions targets for California and requiring biennial reports on potential climate change effects on several areas, including water resources. In June 2006 DWR published a Technical Memorandum Report entitled Progress on Incorporating Climate Change into Planning and Management of California's Water Resources in response to the Executive Order (DWR 2006a).

This Technical Memorandum Report describes progress made incorporating climate change into existing water resources planning and management tools and methodologies. Some preliminary results on the potential effects of climate change are presented. While the analyses presented in that report used many of the most current scientific techniques and were reviewed by experts, all of the results are preliminary. They incorporate several assumptions, reflect a limited number of climate change scenarios, and do not address the likelihood of each scenario. Policy implications of climate change and recommendations to respond to the future demands for water are identified as beyond the scope of the report.

The Report covers a wide range of topics addressing climate change and its potential impact on California's water resources. These include the following:

- Causes of climate change and potential threat to California's water resources, and measures that could be taken to adapt to or mitigate the effects of climate change.
- Background and approach used for the climate change analyses included and the climate change scenarios used in the Report.

- Potential impacts of the selected climate change scenarios on SWP and Central Valley Project operations. Results presented include changes in reservoir inflows, delivery reliability, and annual average carryover storage. It also discusses the interaction of various regulatory and operational conflicts such as water allocations, flood control, in-stream flow requirements, and water quality requirements. The Report also presented the implications for possible changes to operations that could mitigate the effects of climate change. However, these operational changes are left for future work.
- Potential impacts to Delta water quality and water levels, including effects of modified Delta inflows and exports on compliance with water quality standards and the implications of sea level rise.
- Implications of global warming for managing floods.
- Potential increases in crop water use due to global warming, and application of analysis tools to assess changes in estimated net irrigation requirements for crops.

In addition, the Report included directions for further work to incorporate climate change into California's water resources management. This includes probability estimates of potential climate change scenarios in order to provide policymakers with both ranges of impacts and the likelihoods associated with those impacts.

Based on the information provided in the Report, Table 10 provides a summary of the anticipated future effects of global climate change on California's water resources and the consequences of those effects.

TABLE 10
Potential Effects of Climate Change on California's Water Resources and Expected Consequences

Potential Water Resource Impact	Expected Consequence
Reduction of the State's Average Annual Snowpack	Potential loss of 5 million acre-feet or more of average annual water storage in the State's snowpack
	Increased challenges for reservoir management and balancing the competing concerns of flood protection and water supply
Changes in the Timing, Intensity, Location, Amount, and Variability of Precipitation	Potential increased storm intensity and increased potential for flooding
	Possible increased potential for droughts
Long-term Changes in Watershed Vegetation and Increased Incidence of Wildfires	Changes in the intensity and timing of runoff
	Possible increased incidence of flooding and increased sedimentation
Sea Level Rise	Inundation of coastal marshes and estuaries
	Increased salinity intrusion into the Sacramento-San Joaquin River Delta
	Increased potential for Delta levee failure
	Increased potential for salinity intrusion into coastal aquifers (groundwater)
	Increased potential for flooding near the mouths of rivers due to backwater effects

TABLE 10
Potential Effects of Climate Change on California's Water Resources and Expected Consequences

Potential Water Resource Impact	Expected Consequence
Increased Water Temperatures	Possible critical effects on listed and endangered aquatic species
	Increased environmental water demand for temperature control
	Possible increased problems with foreign invasive species in aquatic ecosystems
	Potential adverse changes in water quality, including the reduction of dissolved oxygen levels
Changes in Urban and Agricultural Water Demand	Changes in demand patterns and evapotranspiration rates

Source: DWR 2006a.

Other recent DWR documents have addressed the potential for climate change, the potential effects on water resources management, and the applicability of existing models to simulate current and future conditions that would be likely to occur over the next 20-years. Other evaluations (see http://www.climatechange.ca.gov/biennial_reports/2006report/) have used readily available models and other water management tools to assess the affects of various global climate change scenarios on water supplies in California. DWR addressed the need to consider global climate change as part of long-term planning for the management of California's water resources in the Bulletin 160: California Water Plan Update – 2005. This report acknowledged that:

> *California's future hydrologic conditions will likely be different from patterns observed over the past century. Predictions include increased temperatures, reductions to the Sierra snowpack, earlier snowmelt, and a rise in sea level, although the extent and timing of the changes remain uncertain. …*
>
> *Managing water resources with climate change could prove different than managing for historical climate variability because climate change could produce hydrologic conditions, variability, and extremes that are different from what current water systems were designed to manage; …*
>
> *At present, the extent of climate change impacts is uncertain. As more sophisticated tools are developed and more studies are completed, better quantification may be possible. … Incorporating flexibility and adaptability into our current system can strengthen our ability to respond to change. Flexible systems contribute to beneficial operations both under current as well as future climate conditions by allowing management adjustments or midcourse corrections without causing major economic and social disruptions…. (DWR 2005)*

The SWP Delivery Reliability Report addressed the need to incorporate some of the uncertainties of global warming with regard to planning and operation of the SWP, as described in the following excerpt from the Report:

> *Until the impacts of climate change on precipitation and runoff patterns in California are better quantified, future weather patterns are usually assumed to be similar to those in the past, especially where there is a significant historical rainfall record.*
>
> *The State Water Project analyses contained in this report are based upon 73 years of historical records (1922-1994) for rainfall and runoff that have been adjusted to reflect the current and future levels of development in the source areas by analyzing land use patterns and projecting future land and water use. These series of data are then used to forecast the amount of water available to the SWP under current and future conditions.*
>
> *The assumption that past rainfall-runoff patterns will be repeated in the future has an inherent uncertainty, especially given the evolving information on the potential effects of global climate change. (DWR 2006a)*

The California Assembly and Senate recently passed Assembly Bill 32, the California Global Warming Solutions Act of 2006. This act requires the State Air Resources Board to adopt a statewide greenhouse gas emissions limit equivalent to the statewide greenhouse gas emissions levels in 1990 and establish a mechanism to achieve this limit by 2020. The bill also requires the Board to adopt regulations for reporting and verifying statewide greenhouse gas emissions and to monitor and enforce compliance with the greenhouse gas emissions program. As of September 5, 2006, Assembly Bill 32 was enrolled and awaiting the Governor's signature.

3.5 Sacramento-San Joaquin Delta Limitations

Since completion of the Final EIR for the Project in 2001, a variety of actions have occurred or are planned for the Sacramento-San Joaquin Delta. These actions range from changes in water management infrastructure to changes in water quality requirements to protect the biological resources in the Delta. A description of some of the more substantial changes in the Delta region is provided below:

- **CALFED Litigation—** The CALFED Bay Delta Program is an association of agencies and stakeholders whose goal is to develop and implement a long-term plan to address chronic water supply and environmental problems in the Sacramento-San Joaquin River Delta and San Francisco Bay. This association has developed a Program Action Plan that provides a framework for the implementation of projects within the CALFED Program. The major program components are ecosystem restoration; water supply reliability (including water use efficiency, water transfers, watershed management, water storage, and water conveyance); water quality; and levee system integrity. An Environmental Impact Statement/EIR was prepared for the CALFED Program in 1999 and was certified in August 2000. Three separate cases concerning the CALFED process were originally filed in Superior Court in Sacramento, Fresno, and Orange counties, and the cases were coordinated for trial proceedings before the Superior Court, Sacramento County. In April 2003, a Sacramento Superior Court upheld the EIR and its certification under CEQA. However, this judgment was reversed, in part, by the Third Appellate Court of California. The components of the CALFED Program continue to be implemented.

- **Environmental Water Account—** The Environmental Water Account (EWA) is a cooperative water management program designed to provide protection to at-risk native fish species of the Delta estuary while improving water supply reliability for water users. The EWA program makes environmentally beneficial changes in the operations of the SWP and the Central Valley Project (at no uncompensated water loss to the Central Valley Project and SWP water users). The protective actions for at-risk native fish species proposed as part of the EWA would range from reducing Delta export pumping to augmenting instream flows and Delta outflows. Beneficial changes in SWP and Central Valley Project operations could include changing the timing of some flow releases from storage and the timing of water exports from the Delta pumping plants to coincide with periods of greater or lesser vulnerability of various fish species to environmental conditions in the Delta. DWR and the U.S. Bureau of Reclamation (Reclamation) released the Final Environmental Impact Statement (EIS)/EIR for the EWA in January 2004.

- **South Delta Improvements Program—** The South Delta Improvements Program (SDIP) was included in the CALFED Program. The SDIP consists of two major components: (1) physical and structural improvements in the south Delta; and (2) operational improvements at the SWP's Clifton Court Forebay. The physical and structural improvements consists of the following: construction and operation of permanent operable gates at up to four locations in the south Delta channels to protect fish and meet the water level and, through improved circulation, water quality needs for local irrigation diversions; channel dredging to improve water conveyance; and modification of 24 local agricultural diversions. The operational components consider raising the permitted diversion limit into the SWP Clifton Court Forebay from 6,680 cubic feet per second (cfs) to 8,500 cfs. DWR and the U.S. Bureau of Reclamation released a Draft Environmental Impact Statement/EIR for the SDIP in October 2005.

- **North Delta Flood Control and Ecosystem Restoration Project—** The channel system in several of the streams in the North Delta lacks capacity to convey flows from the upstream watershed through the Delta to the San Joaquin River and to the San Francisco Bay. In concert with the CALFED Program, the North Delta Flood Control and Ecosystem Restoration Project, also referred to as the North Delta Improvements Project (NDIP), is designed to implement flood control improvements in a manner that also contributes to ecosystem restoration, water quality, and water supply reliability concerns in the North Delta. The NDIP will improve water conveyance, improve water supply reliability, facilitate reductions in salinity, recommend ecosystem restoration actions, and improve levee stability and integrity while minimizing impacts to agricultural and recreation resources. DWR and U.S. Army Corps of Engineers published a Notice of Intent/Notice of Preparation for the EIS/EIR on this project in January 2003.

- **Delta Levee Improvements—** There are over 1,600 miles of aging levees in the Delta. The integrity of these levees has been of concern for some time and was brought to the forefront after the failure of the Delta's Jones Tract levee in 2004, and subsequent levee failures and flooding due to hurricane Katrina in New Orleans in 2005. There are a variety of on-going and planned activities related to improving the integrity of the levees in the Delta.

- **Other SWP and/or Central Valley Project Operations Projects—**There are a variety of on-going and planned projects related to the operations of the SWP and Central Valley Project. These include, but are not limited to the following: 2004 Long-Term Central Valley Project Operations Criteria and Plan; San Luis Reservoir Low-Point Study; and the Delta-Mendota Canal/California Aqueduct Intertie.
- **Endangered Species Considerations—**Since completion of the Final EIR for the Project some protected species in the Delta, such as the Delta smelt, have experienced significant declines in their abundance. A variety of actions, projects, and plans have been implemented or are in the planning stages to address these species issues. These actions are being undertaken by a variety of federal, state, and local agencies. Several federal, state and local agencies, including the U.S. Bureau of Reclamation, U.S. Fish and Wildlife Service, the National Oceanic and Atmosphere Administration-Fisheries, DWR, certain water management wholesale and retail agencies, have initiated new species conservation planning and permitting activities for anticipated and ongoing water management operations in the Delta.

The 2005 SWP Delivery Reliability Report and the modeling analysis conducted for that report took into account the effects of many of these changes on water supply, quality, and supply reliability for SWP contractors south of the Delta. It is anticipated that future SWP Delivery Reliability Reports will take into account the effects of additional projects and programs as they are implemented.

3.6 Santa Clarita River TMDLs

Since completion of the Final EIR for the Project, two Total Maximum Daily Load (TMDL) [4] were completed for chlorides and nitrogen on the Santa Clara River. These TMDLs are described below.

3.6.1 Chlorides

In recent years, elevated concentrations of chloride have been measured in waters of the Santa Clara River watershed. These concentrations are primarily due to various types of loading during beneficial water uses, including agricultural uses (irrigation and leaching); commercial uses; domestic uses; and water treatment (e.g., water softeners) (LACSD 2002). In addition to loading from urban runoff, imported water in certain year types, and the discharge of treated wastewater, naturally occurring chloride concentrations contribute to excessive chloride concentrations in Santa Clarita Valley groundwater (LARWQCB 1999b). The identification of excessive chloride concentrations resulted in the addition of several reaches of the Santa Clara River in the Section 303(d) List, as identified above.

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[4] The federal Clean Water Act requires states to designate appropriate water uses to be protected and directs states to set water quality criteria based on these uses (United States Environmental Protection Agency [USEPA] 2000a). Under section 303(d) of the Clean Water Act, states, territories, and authorized Indian tribes are required to submit lists to the USEPA detailing water bodies for which existing pollution controls are insufficient to attain or maintain water quality standards. After submitting the list of "impaired waters" to the USEPA, states must develop a TMDL plan to limit excess pollution. A TMDL is a number that represents the assimilative capacity of water for a particular pollutant, or the amount of a particular pollutant that the waterbody can receive without impacting its beneficial uses. TMDL plan implementation can be accomplished through revised permit requirements (for point source contaminants) and through implementation of Best Management Practices (USEPA 1999).

Table 11 provides a timeline summary of the regulatory actions taken to regulate chloride loading within the Santa Clara River.

TABLE 11
Regulatory Timeline for Chloride

Time	Action
January 1997	LARWQCB adopts a Chloride Policy, which consists of Resolution No. 97-02: Amendment to the California Regional Water Quality Control Plan for the Los Angeles Region, to Incorporate a Policy for Addressing Levels of Chloride in Discharges of Wastewaters.
Fiscal Year 1997/1998	Santa Clara River Reaches 3, 7 and 8 are added to the Section 303(d) List for chloride impairment, and TMDL monitoring commences.
October 2002	LARWQCB amended the 1994 Basin Plan to incorporate a TMDL for chloride for the upper Santa Clara River, establishing the 100 mg/L surface water quality objective for Reaches 7 and 8.
February 2003	The California State Water Resources Control Board (SWRCB) remanded the chloride TMDL back to the LARWQCB to consider sequentially phasing TMDL implementation tasks, extending the interim limits, and reevaluation of the chloride objective itself.
March 2003	LACSD adopts an ordinance that prohibits the installation and use of new self-regenerating water softeners in the Santa Clarita Valley to help lessen the chloride loading in the region.
May 2003	The U.S. Environmental Protection Agency (USEPA) is developing chloride TMDLs for Reaches 3, 7 and 8 of the Santa Clara River, in the event that the LARWQCB does not adopt it's chloride TMDL by June 2003.
July 2003	The LARWQCB adopted the chloride TMDL in light of the Remand Resolution, and revised the Basin Plan to incorporate the chloride TMDL.
May 2004	The LARWQCB revised and adopted the chloride TMDL. Revisions included incorporation of four major studies into the Implementation Plan, including an evaluation of the appropriate chloride threshold for the reasonable protection of salt-sensitive agriculture.
Late 2004	The SWRCB and the Office of Administrative Law approve the chloride TMDL.
April 2005	The USEPA approved the chloride TMDL.
August 2006	The LARWQCB adopted revisions to the TMDL. The revisions include acceleration of the final TMDL completion date and incorporation of time-certain tasks related to the design and treatment facilities into the Implementation Plan.

Source: LARWQCB 2006a and 2006b, SWRCB 2003 and 2002, LACSD 2002, USEPA 2003.

The revisions to the chloride TMDL adopted in May 2004 required completion of several special studies to characterize the sources, fate, transport, and specific impacts of chloride in the Upper Santa Clara River. The first of these special studies, the Literature Review Evaluation, was completed in September 2005 (Upper Santa Clara River Agricultural Technical Working Group 2005).

In addition, the LACSD has compiled the Santa Clarita Valley Joint Sewerage System Chloride Source Report, a detailed and comprehensive study of the sources of chloride loading in the Santa Clarita Valley (LACSD 2002). That study identified that residential water use, primarily from self-regenerating water softeners, greatly contributes to the chloride loading.

Based on the results of that study, the LACSD adopted an ordinance that prohibits the installation and use of new self-regenerating water softeners in the Santa Clarita Valley. This ordinance took effect in March 2003.

LACSD has also led the completion of a collaborative report entitled "Chloride Source Identification/Reduction, Pollution Prevention, and Public Outreach Plan" which identifies chloride sources and strategies for reducing sources. The Report identified the potable water supply as the largest source and self-regenerating water softeners as the second largest source of chloride loading (LARWQCB 2006b).

As described in Table 11, the LARWQCB recently adopted revisions to the chloride TMDL that would accelerate the final TMDL completion date and incorporate time-certain tasks related to the design and treatment facilities into the Implementation Plan (LARWQCB 2000b).

3.6.2 Nitrogen

The LARWQCB adopted a nutrient TMDL in late 2003 for the upper Santa Clara River that addresses the Section 303(d) List for nitrate plus nitrite impairment (LARWQCB 2003). The TMDL limits nitrate (NO_3), nitrite (NO_2), ammonia (NH_3), and total nitrogen (N). Principal sources of nitrogen to a watershed typically include discharges from water reclamation plants and runoff from agricultural activities. Elevated nitrogen concentrations (ammonia, nitrate, and nitrite) can cause impairments in warm water fish and wildlife habitat, along with contributing to eutrophic effects such as algae growth and low dissolved oxygen. The establishment of the TMDL will not affect the amount of water available or the reliability of the water supply.

SECTION 4

Updated Water Supply Characteristics

4.1 Existing and Planned Local Supplies

The following discussion of the existing conditions regarding water supply in the Santa Clarita Valley is based on the new information, facilities, plans and reports (outlined above) that have been completed since the approval of the Spring Canyon Final EIR in 2001.

4.1.1 Groundwater

The East Subbasin of the Santa Clara River Valley Groundwater Basin (Basin) is the sole source of groundwater for urban use in the Santa Clarita Valley. Two aquifers in this Basin are used for domestic and agricultural supply – the Alluvial and Saugus Formation aquifers.

The groundwater component of overall water supply in the Valley is managed based on a groundwater operating plan developed over the last 20 years to meet water requirements (municipal, agricultural, small domestic) while maintaining the Basin in a sustainable condition (i.e., no long-term depletion of groundwater or interrelated surface water). This operating plan also addresses groundwater contamination issues in the Basin. The groundwater operating plan is based on the concept that pumping can vary from year to year to allow increased groundwater use in dry periods and increased recharge during wet periods and to collectively assure that the groundwater basin is adequately replenished through various wet/dry cycles. As formalized in the GWMP, the operating yield concept has been quantified as ranges of annual pumping volumes.

Two formal reports have been produced under the Memorandum of Understanding between CLWA, the Local Purveyors, and United Water Conservation District (UWCD) that preceded the GWMP of 2003. The first report, dated April 2004, documents the construction and calibration of the groundwater flow model for the Santa Clarita Valley. The second report, dated August 2005, presents the modeling analysis of the Local Purveyors' groundwater operating plan, described below. The primary conclusion of the modeling analysis is that the groundwater operating plan will not cause detrimental short or long term effects to the groundwater and surface water resources in the Valley and is therefore, sustainable[5].

4.1.1.1 Alluvial Aquifer

The groundwater operating plan includes pumping from the Alluvial aquifer in the range of 30,000 to 40,000 afy in average/normal years, and slightly reduced pumping (30,000 to 35,000 afy) in dry years (CLWA 2005a). Current data indicate that the Alluvial aquifer remains in good operating condition and can continue to support groundwater pumping in

5 From "Analysis of Groundwater Basin Yield, Upper Santa Clara River Basin, Eastern Subbasin, Los Angeles County, California," prepared by CH2M Hill and Luhdorff and Scalmanini Consulting Engineers, August 2005.

the range stated above without adverse results (e.g., long-term water level decline or degradation of groundwater quality; CLWA 2005a).

In 2002, as part of ongoing monitoring of wells for perchlorate contamination, perchlorate was detected in one well in the Alluvial aquifer located near the former Whittaker-Bermite facility. The detected concentration was slightly below the Notification Level for perchlorate (6 ug/l), and the well has been inactivated for municipal water supply since the detection of perchlorate. In early 2005, perchlorate was detected in a second well in the Alluvial aquifer. Following the installation of wellhead treatment (in the fall of 2005), the second well was returned to water supply service. All other wells in the Alluvial aquifer operated by the Local Purveyors continue to be used for municipal water supply service; those wells near the Whittaker-Bermite property are routinely sampled and perchlorate has not been detected. Further information on the status of the remediation efforts of this contamination are described in Section 3.1.1 above. Also, as described in section 3.1.1.2, low levels of perchlorate have also been detected in well NC-13, however, the level is well below the action level and the well remains in operation (refer to the discussion above).

4.1.1.2 Saugus Formation

The groundwater operating plan includes pumping from the Saugus Formation in the range of 7,500 to 15,000 afy in average/normal years; it also includes planned dry-year pumping from the Saugus Formation of 21,000 to 35,000 afy for one to three consecutive dry years (CLWA 2005a). Such short-term pumping can be recharged during subsequent wet/normal years to allow groundwater levels and storage to recover, as it has in historical periods.

In 1997, ammonium perchlorate was discovered in four Saugus Formation wells in the vicinity of the former Whittaker-Bermite facility. All four of those impacted wells remain out of active supply service. All other wells in the Saugus Formation owned and operated by the Purveyors are available for municipal water supply service. As part of regular operation, those wells are sampled on a routine basis and perchlorate has not been detected. Despite the inactivated wells, the Purveyors still have sufficient pumping capacity in other wells to meet the planned normal range of Saugus pumping (see discussion in Section 3.1.1).

4.1.2 Recycled Water

Recycled water service was initiated in July 2003 and CLWA is permitted to deliver up to 1,700 afy of recycled water. Future plans (currently under environmental review) would allow the delivery of up to 17,400 afy (an additional 15,700 af). The amount of recycled water used for irrigation purposes, at a golf course and in roadway median strips, was approximately 450 af in 2005 (SCVWP 2006).

4.2 Existing and Planned Imported Supplies

4.2.1 SWP Table A Supply

CLWA holds a water supply contract to the SWP with DWR. CLWA's contractual "right" to the SWP (the Table A Amount) is 95,200 af[6]. Climatic conditions and other factors can significantly alter the availability of SWP water in any year, and DWR makes annual allocations of SWP water based on that year's hydrologic conditions, the amount of water in storage in the SWP system, and SWP contractors' requests for SWP supplies. Based on the information provided in the 2005 SWP Delivery Reliability Report (see Section 3.4.4), CLWA's average or normal year SWP supply is anticipated to range from approximately 67,600 af in 2010 to approximately 73,300 af in 2030. Additional SWP supplies may be available in above-average years, and conversely, CLWA's SWP supply would be less in below-average years (see Table 8).

4.2.2 CLWA and Ventura County Flexible Storage Account

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

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

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

4.2.3 Semitropic Groundwater Banking Projects

CLWA has two groundwater banking agreements with the Semitropic Water Storage District (refer to Section 3.2.1). CLWA stored some of its SWP water in 2002 and 2003 in accordance with these agreements, and can withdraw up to 50,870 af of water to meet its demands over a ten-year period (until 2012/13). Once the current storage amount is withdrawn, the supply would no longer be available.

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6 As described in Section 3.2.2, legal challenges are pending for the transfer of 41,000 af of Table A Amount from WRMWSD to CLWA. The new certified EIR completed by CLWA in 2004 must presumed to be adequate while the legal challenges are pending.

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

As described in Section 3.2.3 of this Addendum, CLWA has a water banking agreement with RRBWSD, and CLWA can store and later withdraw up to 20,000 afy of its total SWP Table A Amount. Modifications to RRBWSD facilities or extra capacity in these facilities would allow CLWA to withdraw up to an additional 25,000 afy for a total annual withdrawal of 45,000 af. For the purposes of water supply planning, CLWA has assumed a maximum annual withdrawal of 40,000 af. These supplies are planned for the future and are not part of CLWA's existing supply. As discussed above, under the RRBWSD Storage and Recovery Program, CLWA banked 20,000 af in 2005 and will bank 20,000 af this year (personal communication, D. Masnada 2006).

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

As described in Section 3.2.3 of this Addendum, CLWA is evaluating a water acquisition agreement with the BVWSD and the RBWSD. Through this water acquisition agreement, CLWA would have rights to purchase the 11,000 af annually from BVWSD/RRBWSD during the term of CLWA's SWP Contract (2035) with an option to extend to a later date. This 11,000 af of water acquired by CLWA would be used to meet current and future demand in its service area or the service area as it may be extended through annexation. These supplies are planned for the future and are not part of CLWA's existing supply.

4.3 Summary of Existing and Planned Water Supply

Existing and planned water supplies are shown by source in Table 7 of this Addendum, and summarized in Table 12 below. Existing and planned banking programs are summarized in Table 12, but because these programs would typically be used only during dry years, they are not included as part of the existing and planned water supply for the Santa Clarita Valley.

TABLE 12
Summary of Current and Planned Water Supplies in the CLWA Service Area

Water Supply Sources	Supply (af)					
	2005	2010	2015	2020	2025	2030
Existing Supplies						
Imported	70,380	73,660	75,560	76,080	77,980	77,980
Local Supplies	41,700	47,700	47,700	47,700	47,700	47,700
Total Existing Supply	**112,080**	**121,360**	**123,260**	**123,780**	**125,680**	**125,680**
Existing Banking Programs						
Total Existing Banking Programs	**50,870**	**50,870**	**0**	**0**	**0**	**0**

TABLE 12
Summary of Current and Planned Water Supplies in the CLWA Service Area

Water Supply Sources	Supply (af)					
	2005	2010	2015	2020	2025	2030
Planned Supplies						
Local Supplies	0	10,000	11,600	26,300	31,000	35,700
Transfers	0	11,000	11,000	11,000	11,000	11,000
Total Planned Supplies	**0**	**21,000**	**22,600**	**37,300**	**42,000**	**46,700**
Planned Banking Programs						
Total Planned Banking Programs	**0**	**20,000**	**40,000**	**40,000**	**40,000**	**40,000**

Source: CLWA 2005a.
Note: The values shown under "Existing Supplies" and "Planned Supplies" are supplies projected to be available in average/normal years. The values shown under "Exiting Banking Programs" and "Planned Banking Programs" are either total amounts currently in storage, or the maximum capacity of program withdrawals. Refer to Table 7 for more information.

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SECTION 5

Impacts of the Project

5.1 Significance Criteria

The Draft, Final, and Supplemental EIRs evaluated water service impacts of the Project based on the following significance criteria:

- the project's demand for water exceeds the available supply of the water district serving the project site;
- water service infrastructure cannot be made available to serve the proposed project;
- the impacts of the proposed project together with cumulative projects in the water service district exceeds available supply.

These significance criteria are also used for this analysis.

5.2 Impacts

As described in Section 2.1 and shown in Table 1 of this Addendum, the Project would increase regional water demand by approximately705.7 af or approximately 1 percent of the amount of water used in the Santa Clarita Valley in 2005 (see Table 5). This new, site-specific water demand would be met by a combination of regional groundwater resources and imported water supplies.

The Project site was identified as "pending development" in the NCWD Water Master Plan for the Pinetree Water System, and was identified as "pending" in the NCWD's 2004 Water Supply Assessment (Figure 5 in that report). Because the Project was included in the water demand projections in the 2004 Water Supply Assessment, and because that Report concluded that sufficient water supply appears to be available to meet projected demands over the next 20 years of Purveyors in the Santa Clarita Valley, including NCWD (NCWD 2004), the Project's demand for water would not exceed the available supply of the NCWD, which would serve the Project site. Therefore, this impact would be less than significant and the same as described in the Final EIR.

As described in the Final EIR, following Project construction, the Project applicant will be obligated to replant some of the open space areas disturbed during construction for approximately 2 years. This water demand is in addition to the Project's long-term water demands. This is expected to be temporary and minimal impact on water supply. Impacts would be less than significant and the same as described in the Final EIR.

The Final EIR identified a significant impact to Purveyors and infrastructure from the Project because at the time the Final EIR was prepared, the water supply infrastructure needed to transport water to the site was insufficient. However, since this time, all

upgrades that were necessary in order for NCWD to serve the Project site have been completed. In addition, as a condition of Project approval, NCWD had asked that:

> The applicant provide a graded pad, an access road, and a new 1.5 million gallon (mg) water tank in order to provide the project and surrounding, existing development with additional short-term storage, emergency storage, and fire flows. In addition, the provision of the new 1.5 mg tank will allow for maintenance and repair of the existing water tank when needed. The new water tank will be located either on- or –off site in the immediate vicinity of the existing NCWD's Tank 3.

This Addendum is prepared to assist NCWD in its consideration of the agreement regarding the design and construction of water system improvements for the Project. As described in the Final EIR, the applicant will also extend NCWD's Soledad Canyon Road transmission line to the Project site. Although the necessary upgrades to serve the Project site have been completed, for the purposes of full disclosure, this impact is considered to be the same as described in the Final EIR and is significant.

Given the Project's pending status by the County of Los Angeles the development of the Project site was included in, and would be consistent with, future water demand projections used in the 2005 UWMP. Because the 2005 UWMP shows that there is sufficient water to meet demands within the CLWA service area as a whole, the impacts of the Project together with cumulative projects in the Santa Clarita Valley would not exceed available supply. Therefore, cumulative water supply impacts would be less than significant and the same as described in the Final EIR.

5.3 Mitigation Measures

The mitigation measures are the same as described in the Final EIR and consist of the following:

WR-1 The applicant shall pay connection fees, as necessary, to the satisfaction of NCWD. The fees shall be paid prior to water service connection.

WR-2 The applicant shall participate in any future funding mechanism as necessary that is identified and implemented as part of the NCWD Master Water Plan for the Pinetree Water System.

Implementation of these mitigation measures would reduce impacts to less than significant.

5.4 Conclusion

Although current (2006) regional water supply availability, quality, and reliability in the Santa Clarita Valley area has changed since the completion of the Final EIR for the Project, these changes would not result in changes to, or increases in the severity of, the water supply impacts described in the Final EIR. The impacts and mitigation measures are the same as were described in the Final EIR. Implementation of the mitigation measures identified in the Final EIR, including improvements to the water supply infrastructure necessary to supply the Project site, follows the commitments identified in the Final EIR,

and does not represent a substantial change or significant new circumstance that has bearing on the Project or its impacts. Because none of the conditions requiring preparation of a Subsequent EIR or Supplement to an EIR have occurred, this Addendum is the appropriate mechanism under CEQA to document the changes that have occurred since completion of the Final EIR for the Project.

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SECTION 6

List of Document Preparers

The following individuals were involved in the preparation of this Addendum:

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ATTACHMENT A

Los Angeles County Superior Court Decision on Submitted Matter in Sierra Club, et al. v. City of Santa Clarita, et al.

ORIGINAL FILED
AUG 14 2006
LOS ANGELES
SUPERIOR COURT

SUPERIOR COURT OF CALIFORNIA

COUNTY OF LOS ANGELES

SIERRA CLUB, et al., Petitioner, vs. CITY OF SANTA CLARITA, et al., Respondent.	CASE NO. BS 098 722 DECISION ON SUBMITTED MATTER
NEWHALL LAND AND FARMING, Real Party in Interest.	

Having taken the matter under submission on May 31, 2005, having considered all the evidence admitted and the parties' oral and written arguments, the Court rules as follows:

Petitioners Sierra Club, Center for Biological Diversity, Friends of the Santa Clarita River, and California Water Impact Network ("Petitioners") seek a Writ of Mandate commanding Respondents City of Santa Clarita and Santa Clarita City Council ("City" or "Respondents") to set aside its decision certifying the Final Environmental Impact Report ("FEIR") and approving the Project known as Riverpark in favor of Real Party in Interest Newhall Land and Farming ("Newhall").

The Riverpark project is located on a 695.4-acre site. Originally, Riverpark proposed 1,183 residential units, consisting of 439 single-family homes and 744 apartments, and 40,000 square feet of commercial development, a trail system, a 29-acre active/passive park along the Santa Clara River, and approximately 442 acres of open space area, including most of the Santa Clara River. (2:1 AR, Tab 4, 340-42 [Draft EIR, § 1.0, Project Description].) Through the public hearing process, the project was revised by converting the apartments to condominiums or townhouses, reducing to 1,123 the residential units and to 16,000 square feet commercial development, and preserving additional areas of the Santa Clara River and its south fork. (10 AR, Tab 12, 11742-44 [FEIR, Project Revisions and Additional Information].) Further hearings in 2005 reduced the residential units to 1,089, consisting of 432 single family homes and 657 condominium/townhouses, and provided for the preservation of more land and river areas, totaling 788 acres (470-acres on-site) for recreation and open space. (10 AR 11742-44; 9 AR, Tab 11, 11418-22.) Included among the 318 off-site acres are the remaining portions of the south fork of the Santa Clara River owned by RPI, and 37 acres of the Santa Clara River significant ecological area ("SEA").

Project approvals included a General Plan Amendment, a Zone Change, a vesting tentative tract map, a conditional use permit to build in excess of two stories and a maximum of 50-feet, Hillside Innovative Application, a permit for vehicular gating, a variance to reduce setback requirements and to build sound walls in excess of 7 feet, Hillside Development Application, and an Oak Tree Permit. (1 AR, Tab 2, 9-114; 2 AR 259.)

The Planning Commission held 9 hearings and on 12/21/04 recommended that the City Council certify the EIR and adopt a Statement of

Overriding Considerations for impacts that could not be mitigated to a less than significant level. (1 AR, Tab 2, 9-22 [App. Reso.]; 7:2 AR, Tab 9, 8079-81 [12/21/04 Hearing Transcript]; 73 AR, Tab 652, 51639-43 [12/21/04 Staff Report].)

The City Council held 3 hearings and certified the EIR on 5/24/05, unanimously approving the project on 6/14/05. (1 AR, Tab 2, 22-26; 1 AR, Tab 3, 115-229.)

Petitioner filed within Petition for Writ of Mandate alleging non-compliance with CEQA.

To establish violation of the California Environmental Quality Act ("CEQA"), Petitioner must show an abuse of discretion in that the County either failed to proceed in the manner required by law or the determination or decision is not supported by substantial evidence. (Code Civ. Proc., § 1094.5(b); Pub. Resources Code, §§ 21168, 21168.5.) When CEQA non-compliance is alleged, the Court reviews the entire record to see if substantial evidence supports the challenged determinations.

"Substantial evidence" is defined as "enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached." (14 Cal. Code Regs., § 15384(a); Laurel Heights Improvement Assn. v. Regents of University of California (1988) 47 Cal.3d 376, 393.) Substantial evidence may include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts, but not argument, speculation, unsubstantiated opinion, or clearly erroneous evidence. (Pub. Resources Code, §§ 21080(e)(1)(2), 21082.2(c).)

"[I]n applying the substantial evidence standard, the reviewing court must resolve reasonable doubt in favor of the administrative

finding and decision. As such, if there are conflicts in the evidence, their resolution is for the agency." (River Valley Preservation Project v. Metropolitan Transit Development Board (1995) 37 Cal. App. 4th 154, 168.) Determinations in an EIR must be upheld if supported by substantial evidence, and the mere presence of conflicting evidence in the administrative record does not invalidate them. (Chaparral Greens v. City of Chula Vista (1996) 50 Cal.App.4th 1134, 1143.) An agency's approval of an EIR may not be set aside on the ground that an opposite conclusion would have been equally or more reasonable. (Laurel Heights Improvement Assn. v. Regents of University of California (1988) 47 Cal.3d 376, 393.) The Court's role is not to substitute its judgment for that of the local agency representatives, but to enforce legislatively mandated CEQA requirements. (Citizens of Goleta Valley v. Board of Supervisors (1990) 52 Cal.3d 553, 564.) The Court passes only upon the EIR's sufficiency as an informative document, not upon the correctness of its environmental conclusions. (Laurel Heights at 392.)

I. City Properly Relied on the 41,000 AFY Water Transfer for Planning Purposes

Petitioners contend that the City is legally precluded from relying on water from the transfer of 41,000 AFY acre feet per year ("AFY") of State Water Project ("SWP") water to the local SWP wholesaler, Castaic Lake Water Agency ("CLWA") ("41,000 AFY transfer") for planning purposes, and the EIR's reliance on water supplies is not supported by substantial evidence.

The water for the Riverpark project is to be supplied by CLWA.

In 1999, CLWA entered into a contract with the Kern Delta Water District for transfer of 41,000 acre feet per year (AFY) as part of the

"Monterey Agreement."[1] The CLWA certified an EIR for the 41,000 AFY transfer tiered on the earlier program EIR that had been prepared for the Monterey Agreement.

In Planning and Conservation League v. Dept. of Water Resources (2000) 83 Cal.App.4th 892 ("PCL"), the PCL challenged the Monterey Agreement program EIR. The Court of Appeal held that the EIR should have been prepared by DWR as the lead agency, rather than by one of the contractors, and that a new EIR must be prepared and certified by DWR. The Court did not invalidate the Monterey Agreement or enjoin the water transfers effected thereunder, but directed the trial court to consider under CEQA section 21168.9 whether the Monterey Agreement should remain in place pending preparation of DWR's new EIR, and to retain jurisdiction pending certification of DWR's EIR.

In Friends of Santa Clara River v. CLWA (2002) 95 Cal.App.4th 1373 ("Friends I"), the Court of Appeal ordered CLWA's EIR decertified because it had been tiered from the Monterey Agreement EIR, adjudged inadequate: "We have examined all of appellant's other contentions and find them to be without merit. If the PCL/tiering problem had not arisen, we would have affirmed the judgment." (Friends, supra, at 1387.) The Court did not issue any ruling affecting CLWA's ability to continue to use and rely on water supplies from the 41,000 AFY Transfer, leaving it to the trial court's discretion whether to enjoin CLWA's use of the water pending its completion of a new EIR. (Friends, supra, at 1388.)

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[1]An excellent history of the SWP and the role of Department of Water Resources ("DWR") in the management of the SWP, the Monterey Agreement and amendments, and relevant litigation is set forth in Calif. Oak Foundation v. Santa Clarita, 133 Cal.App.4th 1219 (2005).

In September 2002, on remand to the Los Angeles County Superior Court, the Friends petitioners applied under CEQA section 21168.9 to enjoin CLWA from continuing to use and rely on water from the 41,000 AFY Transfer. The trial court rejected that request, and in December 2003, the Court of Appeal affirmed the trial court's ruling allowing CLWA to continue to use and rely on water from the 41,000 AFY Transfer pending completion of its new EIR. (Id.; see also, Friends of the Santa Clara River v. Castaic Lake Water Agency, 2003 WL 22839353 ("Friends II"] at Tab 7, 5 AR 4180-97.)

Meanwhile, on 5/5/03, before the trial court acted on remand, the parties to the PCL litigation entered into the Monterey Settlement Agreement.[2] Section II of that agreement provides that SWP would continue to be administered and operated in accord with both the Monterey Amendments and the terms of the Monterey Settlement Agreement. (5:1 AR, Tab 7, 4367.) The Monterey Settlement Agreement did not invalidate or vacate the Monterey Amendments, or any water transfer effected under them.

A. PCL, Friends of the Santa Clara River and California Oak do not preclude reliance on the 41,000 AFY Water Transfer

Petitioners contend that legal uncertainties surrounding the 41,000 AFY transfer due to the PCL and Friends lawsuits preclude the City from relying on water from that transfer for planning purposes. Specifically, Petitioners contend that because PCL requires the Department of Water Resources ("DWR") to prepare an EIR analyzing the

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[2]On 6/6/03, the Sacramento County Superior Court issued its Order under CEQA section 21168.9, approving both the Monterey Settlement Agreement, and the continued operation of the SWP pursuant to the Monterey Amendment and the approved Monterey Settlement Agreement. (See 6 AR, Tab 8, 6557; 8 AR, Tab 10, 9775-78 [Order].)

effects of the eight SWP water transfers completed under the Monterey Agreement, none of those transfers, including the 41,000 AFY transfer, can be relied on for planning purposes until DWR has completed and certified that EIR. Moreover, Petitioners contend that the Court of Appeal so held in California Oak Foundation v. City of Santa Clarita (2005) 133 Cal.App.4th 1219.

PCL, Friends and California Oak (discussed infra) do not preclude reliance on the 41,000 AFY transfer for planning purposes.

While the Courts of Appeal could have simply said that all EIRs requiring reliance on the 41,000 AFY transfer, must await the certification of a new FEIR by DWR (and resolution of any litigation challenging such FEIR), they have not done that.

Although the Court in Friends and California Oak observed that CLWA "may be able to cure the PCL problem by awaiting action by the [DWR] complying with the PCL decision, then issuing a subsequent EIR, supplement to EIR, or addendum . . . tiering upon a newly certified Monterey Agreement EIR" (California Oak, supra, 133 Cal.App.4th at 1230, n.6), neither court said that the CLWA and City of Santa Clarita must await the DWR FEIR.

CLWA certified a new EIR on the 41,000 AFY Transfer on 12/22/04. (Tab 10, 8:2 AR 10441-480 [CLWA Resolution certifying the EIR]; see also Tab 637, 63 AR 43468-44683 [CLWA FEIR]; Tab 12, 10 AR 11750 [Final Riverpark EIR Project Revisions and Additional Information.) This new EIR analyzes the effects of the 41,000 AFY Transfer without tiering from the Monterey Agreement EIR.[3] Although CLWA's EIR is currently being

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[3]The CLWA EIR concludes that the Monterey Settlement Agreement neither requires that DWR's new EIR be certified before CLWA can certify its new EIR for the 41,000 AFY Transfer, nor requires that DWR's new EIR

challenged, CEQA requires that the EIR be conclusively presumed to comply with CEQA, until a court has judged it deficient. (See. e.g., CEQA, § 21167.3(b), CEQA Guidelines, § 15231; see also, Barthelemy v. Chino Basin Water Dist., supra, 38 Cal.App.4th 1609, 1617.)

Since the prior CLWA EIR for the 41,000 AFY Transfer was overturned solely because it tiered from a later-decertified Monterey Agreement EIR, and CLWA has now certified an EIR approving the 41,000 AFY Transfer without tiering from the Monterey Agreement EIR,[4] the City reasonably included water from the 41,000 AFY Transfer in CLWA's supplies, after considering at length the current status of all litigation.[5]

B. The 41,000 AFY transfer is sufficiently certain and the Monterey Settlement Agreement does not preclude Respondents from relying on said transfer in its EIR pending DWR's preparation of its EIR.

As argued by Respondents, three provisions in the Monterey Settlement Agreement, read together, refute Petitioners' argument that the 41,000 AFY Transfer was excluded from Attachment E because it was a non-permanent transfer, which may not be used for planning purposes.

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serve as the EIR for that Transfer. (Tab 637.63 AR 43987-92 [CLWA Master Response to Comments].) These conclusions are consistent with Friends II, that the 41,000 AFY Transfer is *not* legally bound to the PCL litigation or to DWR's new EIR. (Tab 7, 5:1 AR 4195-4196.)

[4]Although DWR is in the process of certifying its own EIR pursuant to PCL and the Monterey Settlement Agreement, DWR approved CLWA's preparation of its EIR in a comment letter on the Draft EIR, and noted that CLWA's Draft EIR "adequately and thoroughly discusses the proposed project and its impacts," and "adequately discusses the reliability of the SWP, pre- and post-Monterey Amendment conditions, future conditions and SWP operations." (Tab 637, 63 AR 43482-83.)

[5]Respondents' Riverpark EIR discusses the prior litigation and devotes 8 pages to discussion of the litigation surrounding CLWA's EIR on the 41,000 AFY Transfer in its response to comments alone. (Tab 8, 6 AR 6551-6559.)

Section III(C)(4) requires DWR to conduct an "[a]nalysis of the potential environmental impacts relating to" all eight of the completed water transfers, not just of the 41,000 AFY Transfer (Tab 7. 5:1 AR 4368-69) and to analyze all of the transfers in the same manner, even though seven of them, defined in the Agreement as the "Attachment E Transfers," were beyond challenge. (Id. [Section III(C)(4)j; Tab 7, 5:1 AR 4370 [Sections III(D), III(E)].) Section III(D) precludes challenges to the Attachment E Transfers, which had been litigated in other forums or had become final without challenge by the expiration of limitation periods. (Tab 7. 5:1 AR 4370.) Section III(E) acknowledges the jurisdiction of Los Angeles Superior Court over the then-ongoing Friends litigation challenging CLWA's EIR on the 41,000 AFY Transfer (Tab 7, 6 5:1 AR 4370) pending completion of CLWA's new EIR, but does not distinguish the 41,000 AFY Transfer from the Attachment E transfers otherwise.

The Monterey Settlement Agreement does not prohibit reliance on the 41,000 AFY Transfer. All of the water transfers were effected as permanent transfers under the Agreement and are to be analyzed in the same way in DWR's new EIR, as required by Section III(C)(4).

Petitioner contends that the continued availability of the 41,000 AFY transfer is uncertain until DWR has concluded its EIR and that under California Oak, the City may not presume that the outcome of DWR's environmental review will be the continued availability of the 41,000 AFY.

DWR, however, has recognized the 41,000 AFY Transfer as a permanent transfer under the Monterey Agreement by entering into Amendment No. 18 to CLWA's agreement, which increases its Table A Amount by 41,000 AFY (Tab 10, 8:1 AR 9212-14), and has since consistently allocated water

supplies to CLWA based on that entitlement (Tab 4, 2:2 AR 1015-17 [DEIR]). Furthermore, as noted supra, DWR also submitted positive comments on CLWA's Draft EIR. (Tab 637, 63 AR 43482-83).

DWR's analysis of the 41,000 AFY Transfer in its new EIR will be part of a broader analysis of past and future permanent transfers of Table A Amounts, and will not constitute the EIR for the 41,000 AFY transfer. (5:1 AR, Tab 7, 4369.) As noted supra, PCL, Friends and the Monterey Settlement Agreement do not prohibit CLWA's preparation of its new EIR addressing the impacts of the 41,000 AFY transfer. (Tab 637, 63 AR 43987-92 [CLWA Master Response to Comments].)

California Oak, being most recent, deserves further discussion. In California Oak, the Court struck down the City's certification of an earlier EIR for an industrial project because it did not address the legal uncertainties surrounding the 41,000 AFY Transfer. California Oak did not bar the use of water from the 41,000 AFY transfer for all planning purposes. It criticized the City's failure to explain its reasoning for relying on the 41,000 AFY transfer, but held that it was up to the City to determine whether or not to rely on the 41,000 AFY transfer in its planning. The Court stated: "*[T]he question is whether the entitlement should be used for purposes of planning future development*, since its prospective availability is legally uncertain. *Although this decision must be made by the City*, the EIR is intended to serve as an informative document to make government action transparent. Transparency is impossible without a clear and complete explanation of the circumstances surrounding the reliability of the water supply." (Id. at 1237-38; emphasis supplied.) Before relying on water from the 41,000 AFY transfer for planning purposes, the City must "present a reasoned analysis of the significance . . . [or insignificance] of the

decertification of the EIR for the Castaic purchase; how demand for water would be met without the 41,000 AFY entitlement; or why it is appropriate to rely on the 41,000 AFY transfer in any event." (Id. at 1244.)

The Court in California Oak ruled that the EIR contained an inadequate discussion, in fact no discussion at all, of the uncertainty regarding the 41,000 AFY transfer in the EIR itself, but only references to it in the appendices, and responses to comments. The text of the EIR did not mention the decertification of the CLWA EIR, or that "entitlements are not really entitlements, but only 'paper' water." (California Oak, supra, 133 Cal.App.4th at 1236.) From the EIR, the Court could only assume that City concluded the 41,000 AFY would continue to be available, but found that the lack of a forthright discussion of a significant factor that could affect water supplies was antithetical to the purpose of an EIR to reveal to the public the basis on which officials approve or reject environmental action. (Id. at 1237-38). Thus, the Court held that the EIR failed to inform the public of the litigation uncertainties surrounding the 41,000 AFY transfer, and substantial evidence did not support the City's decision to rely on water from that transfer for planning purposes.

Here, by contrast, the City discussed the 41,000 AFY transfer and its uncertainties at considerable length, both in the EIR and throughout the review process. (See infra, pp. 12-16.) The PCL, Friends, Friends II, and California Oak decisions were all discussed. The City concluded that it was likely that the 41,000 AFY would be available for the project. By the time the City Council held it first Riverpark hearing on 1/25/05, the City also had before it CLWA's certified new EIR for the 41,000 AFY transfer, which was not the case in California Oak.

The Riverpark EIR adequately discloses the uncertainties regarding the 41,000 AFY transfer and discusses them forthrightly.

C. Substantial evidence supports reliance on 41,000 AFY water transfer and the EIR's analysis of the transfer is not flawed

Petitioners contend that substantial evidence does not support the City's decision to rely on water from the 41,000 AFY Transfer.

As noted, California Oak held that, as long as the city has analyzed the uncertainties surrounding this water supply, it is within the City's province to decide whether to rely on the 41,000 AFY Transfer for planning purposes.

The EIR and the Administrative Record contain substantial evidence supporting the City's decision that water from the 41,000 AFY Transfer can be relied on as part of CLWA's supplies.

CLWA, the SWP and the reliability of its water supplies, the Monterey Agreement, the PCL litigation, the Monterey Settlement Agreement, CLWA's Table A Amounts, and the Friends litigation are all extensively discussed in the EIR. The City specifically discloses that a future adverse judgment invalidating the Monterey Agreement could affect CLWA's ability to use water from the 41,000 AFY transfer and adversely affect CLWA's water supplies over the long term, but that, based on the information discussed, CLWA (the experts concerning water supply) believed that such a result "is unlikely to >unwind' executed and completed agreements with respect to the permanent transfer of SWP Water Amounts." (Tab 4,2:2 AR 1014-15; see also, Tab 8,6:2 AR 6551-59 [TR-3].) Further, the EIR notes the 41,000 AFY Transfer was completed in 1999, CLWA has paid approximately $47 million for the additional Table A Amount, the monies have been delivered, the sales price has been financed through CLWA by tax-exempt bonds, and DWR has increased CLWA's

SWP maximum Table A Amount and delivered or made available to CLWA the 95,200 AFY because it was a permanent transfer/reallocation of SWP Table A entitlement between SWP contractors." (Tab 4, 2:2 AR 1013.) Included in the EIR's Appendices and referenced in the EIR, are the 19 documents supporting the EIR's analyses, including the PCL decision, the Monterey Settlement Agreement, the Sacramento County Superior Court's "Order Pursuant to Public Resources Code Section 21168.9," the Friends decision, the Los Angeles County Superior Court's Judgment on remand in the Friends litigation, CLWA's final EIR for the 41,000 AFY Transfer, and CLWA's Resolution certifying that EIR.

The City responded to numerous comments challenging the EIR's conclusion that CLWA could rely on the 41,000 AFY Transfer for planning purposes. Due to the number of comments, and the amount of information required to respond, the City prepared a "master" response on this subject, TR-3 (Tab 8, 6:2 AR 6551-59). TR-3 reviews the information disclosed in the EIR's Water Services section regarding the 41,000 AFY Transfer and the Friends litigation, then responds to comments asserting that: (i) the PCL litigation and Monterey Settlement Agreement preclude CLWA from using or relying on that water transfer, and (ii) because the Monterey Settlement Agreement requires DWR to prepare a new EIR on the Monterey Agreement, CLWA cannot rely on the water transfer until that new EIR is completed. The City also prepared responses to individual comment letters on the 41,000 AFY Transfer[6] All of these comments and

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[6]See, for example, responses to comments from the Santa Clarita Organization for Planning and the Environment (Tab 8, 6 AR 5962-66, 6689-6717), Petitioners Sierra Club (Tab 8, 6 AR 6194-6201, 6370, 6737-66, 6829-30), California Water Impact Network (Tab 8, 6 AR 6273-74, 6767-75), Friends (Tab 8, 6 AR 6387, 6835-36), and from a law firm involved in the PCL litigation (Tab 8, 6 AR 6275-78, 6776-83).

responses are included in the Riverpark Final EIR.

The City's Planning Commission also held a study session on the subject of the reliability of available water supplies. (Tab 9, 7 AR 7480-92.)

Ultimately, the City reviewed all of this information, and the views expressed in the EIR, by CLWA, and by commentators opposed to the City considering the 41,000 AFY Transfer, and determined it was appropriate for the City to rely on those SWP supplies. (Tab 2, 1 AR 9-114 [App. Reso]; Tab 3. 1 AR 174-220 [CEQA Findings].) The City explained that its determination to allow Riverpark to rely on the 41,000 AFY Transfer was supported by the information in the EIR for four main reasons: (i) nothing in the Monterey Settlement Agreement or in any court decision precludes that reliance; (ii) nothing in the Monterey Settlement Agreement precludes CLWA from preparing and certifying its revised EIR for that transfer as instructed by the Court of Appeal in the Friends decision and, in fact, the Settlement Agreement was carefully crafted to leave that EIR and any required remedies to the Los Angeles County Superior Court; (iii) the fact that DWR is preparing an EIR that will analyze all of the water transfers under the Monterey Agreement does not preclude CLWA from preparing and certifying its revised EIR, as instructed by Friends; and (iv) CLWA's Final EIR re-approving the transfer had been certified without tiering from the Monterey Agreement EIR. (Tab 8, 6:2 AR 6558-59 [TR-3]; Tab 10, 8:2 AR 10441-10480; Tab 12, 10 AR 11750.)

As directed by California Oak, the City here has analyzed in considerable detail the uncertainties surrounding the AFY water transfer and explained the basis for its reliance on that transfer. The City's

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determinations are not an abuse of discretion, but supported by substantial evidence.

Petitioners' contention that the City makes false statements about the transfer (OB 7-9) is not borne out by the record.

The City's statement reads: "Because the 41,000 AF was a permanent water transfer, because DWR includes the 41,000 AF in calculating CLWA's share of SWP Table A Amount, and because the courts have not prohibited CLWA from using or relying on those additional SWP supplies, the City has determined that it remains appropriate for the Riverpark project to include those water supplies in its water supply and demand analysis, while acknowledging and disclosing uncertainty created by litigation." (Tab 8, 6:2 AR 6768-69.)

This statement is qualified and explained by the City's extensive discussion of the legal uncertainties arising from litigation, supra, and is not misleading. The statement cannot be taken out of context and must be read in light of other statements and evidence in the record. As regards "reliance on the fact that DWR counts the 41,000 AFY in Table A amounts, DWR has acknowledged the 41,000 AFY Transfer by continuously delivering SWP water, including water from the Transfer, to CLWA for many years. The Monterey Settlement Agreement treats the 41,000 AFY Transfer identically to the Appendix E Transfers. The City's discussion of the reliability of SWP water supplies, including the 41,000 AFY Transfer water, is a discussion relating to the ability of the SWP to deliver only such supplies as are available on a year-to-year basis. (See, e.g., Tab 4, 2:2 AR 1022-30.) The City discussed the reliability of available SWP supplies under average, dry and critical dry years, and that there would be sufficient supplies to meet Riverpark's demand and cumulative demand. (Id. at 1051-70.)

Unlike California Oak, the record shows that the City considered the 41,000 AFY transfer in the EIR, including the legal uncertainties, the reliability of available supplies of SWP water in general, and concluded, based on substantial evidence, that it was appropriate to rely on those supplies for planning purposes. The City also considered and responded to numerous comments. After 12 hearings before the Planning Commission and City Council, the City certified the EIR and approved Riverpark, knowing that water supplies from the 41,000 AFY Transfer were to some degree uncertain, but explaining the reasoning for its determinations and the evidence that supported it. That is all that CEQA and California Oak require.

II. Impacts on Biological Resources were Appropriately Evaluated

Petitioner contends that the project's impact on three special-status species, the western spadefoot toad ("Toad"), the San Diego back-tailed jackrabbit ("Jackrabbit") and the holly-leaf cherry woodlands ("Holly-Leaf") must be considered significant because they are "rare" within the meaning of CEQA, the EIR's responses to comments by Department of Fish and Game ("DFG") were inadequate, as were mitigation measures for the Toad and Jackrabbit.

CEQA Guidelines section 15065(a) provides: "A lead agency shall find that a project may have a significant effect on the environment and thereby require an EIR to be prepared for the project where there is substantial evidence, in light of the whole record, that . . . : (1) The project has the potential to . . . substantially reduce the number or restrict the range of an endangered, rare or threatened species . . . ." (Guidelines, § 15065(a); 51 AR 33996.)

Here, an EIR was prepared and the impacts on the Toad, Jackrabbit, and Holly-Leaf considered. Petitioner contends that, to assess the

significance of the project impacts on the Toad, Holly-Leaf, and Jackrabbit, the EIR was required to determine whether the species are "rare" under Guidelines section 15380(b)(2)(A), which defines "rare" as "[a]lthough not presently threatened with extinction, the species is existing in such small numbers throughout all or a significant portion of its range that it may become endangered if its environment worsens."

The EIR's conclusions with regard to these species are supported by substantial evidence.

Toad

The EIR concluded that impacts on the Toad would be significant and unavoidable (Tab 7, 5:2 AR 5774, 5827).

The EIR describes the Toad as a special-status species (Tab 7, 5:2 AR 5720-5730, 5737, 5831-36; see also Tab 9, 7:2 AR 8572 [Revised Draft EIR ("RDEIR")]), and defines "special-status wildlife" to include rare species, that is, State Species of Special Concern and Federal Species of Concern. (Tab 7, 5:2 AR 5728.) The EIR notes that Toads were found in three seasonal rainpools created by human disturbances in the middle of areas planned for development: in the right-of-way for the extension of Newhall Ranch Road, in the middle of Planning Area A-1, and in the middle of Planning Area B (Tab 7, 5:2 AR 5832-34). The potential impacts on the Toad were analyzed in accordance with CEQA and City thresholds and found to be significant (id. at 5750-53, 5774). Mitigation was recommended in the form of pre-construction surveys, preparation of a Resource Management and Monitoring Plan ("RMMP"), design and construction of new enhanced Toad habitat and implementation of a capture and relocation and monitoring program. Ultimately the EIR concluded that the impacts would remain significant and unavoidable, because such measures have not yet been proven to he highly effective,

and because of the possibility that not all of the individual Toads could be successfully captured and relocated (id. at 5811).

The City's responses to comments and its actions addressed DFG's concerns (Tab 8, 6:1 AR 5880-86 [DFG letter], Tab 8, 6:2 AR 6621-30 [response]), and those of other commentators (see, e.g., Tab 8, 6:1 AR 5876-77 [Santa Monica Mountains Conservancy letter], Tab 8, 6:2 AR 6610-14 [response]). The City followed DFG's recommendations, the City's "Western Spadefoot Toad Habitat Enhancement and Mitigation Plan" ("Toad Plan") was created by the City's expert biologist in consultation with DFG and was ultimately approved by DFG.

Substantial evidence in the record supports the City's decision to mitigate the impacts on the Toad rather than reconfigure the Project. Such evidence included opinion of City's expert biologist that the Toad Plan was likely to succeed, and DFG's approval of that Plan. It properly exercised its discretion to consider the remaining impacts on the Toad to be significant and unavoidable, and adopted a Statement of Overriding Considerations for the Toad. (Tab 3, 1 AR 145-150, 155-163, esp. 159 [SOC].) Arguments similar to Petitioners' arguments here were rejected in Defend the Bay v. City of Irvine (2004) 119 Cal.App.4th 1261, 1276-77.

Jackrabbit

For the Jackrabbit, the Revised DEIR determined that "[b]ecause this species is not state or federally listed as Endangered or Threatened, because it is considered relatively abundant in suitable habitat areas within its range, and because the direct loss of individual jackrabbits is expected to be low, it is expected that the regional population would not drop below a self-sustaining level with the implementation of this project," the loss of any individual

jackrabbits would not be considered a significant impact. (Tab 7, 5:2 AR 5775.)

The EIR identifies the Jackrabbit as a State and federal special-status species, and determined the significance of impacts on that species based on CEQA and City thresholds that recognize substantial adverse effects on special-status species and substantial reduction of habitat as being significant impacts (Tab 7. 5:2 AR 5750-53). Based on field surveys (see, e.g., Tab 7, 5:2 AR 5707-08 [RDEIR, § 4.6; Tab 6, 4 AR 4153-54), the EIR reported that Jackrabbits. which occur in a variety of habitats, had been sighted on-site in the riverbed, open terraces and disked fields, but that because those areas are disturbed, the overall quality of the habitat on site suitable for Jackrabbits was only moderate. (Tab 7, 5:2 AR 5735, 5739, 5775; Tab 9, 7:2 AR 8572 [RDEIR].) The EIR noted that the Project had been designed to include all NRMP applicable mitigation measures for the areas in and adjacent to the Santa Clara River (Tab 7. 5:2 AR 5754-61, and 5789-5800 [RDEIR, § 4.61; Tab 9, 7:2 AR 8576 [RDEIR]), including preconstruction surveys, capture and relocation, and riparian habitat creation enhancement. (Id. at 5757-5759, and 5793-95 [RDEIR, § 4.6]; see also, Tab 9, 7:2 AR 8541-42 [RDEIR]).

The EIR concluded that project-level impacts would be less than significant, not just because Jackrabbit is not a listed species and does not require heightened protection, but also because the species is abundant where it occurs, and, since it is mobile and would likely disperse to nearby better habitat rather than be killed as the site is developed, few individuals would be lost due to development of the site. (Tab 7, 5:2 AR 5775.) Nevertheless mitigation including preparation of an RMMP and preconstruction surveys of areas outside the NRMP areas for

the potential capture and relocation of special-status species was recommended. (Tab 7, 5:2 AR 5800-01, 5809-10; Tab 9,7:2 AR 8543-45, 8584-85 [RDEIR pages].) The EIR also concluded that the project-level and cumulative impacts on an aggregate of 280 acres of habitat, in general, necessarily including that for Jackrabbits, would be significant and unavoidable even after mitigation (Tab 7, 5:2 AR 5761-62, 5811, 5825-26, 5827). A Statement of Overriding Considerations was adopted for these impacts. (Tab 3, 1 AR 145-163.)

The City did not ignore DFG's comments, but in response to DFG, stated that it had considered the NRMP and its EIS/EIR, which had earlier analyzed impacts on the Jackrabbit within the NRMP area (in and adjacent to the Santa Clara River), and found those impacts to be significant and imposed mitigation to reduce them to a less than significant level. (Tab 8, 6:2 AR 6622-23.) Those mitigation measures, the City explained, had been incorporated into the Project as design features, and that Riverpark scaled back the activities permitted by the NRMP, so that the activities within the NRMP area would have even less of an impact on the Jackrabbit than the NRMP EIS/EIR had determined. (Tab 8, 6:2 AR 6622-24.)

Development was moved further back from the Santa Clara River to protect riparian resources, including Jackrabbit habitat (including bank stabilization in a portion of the site). A public trail that had been proposed in the riverbed was moved out to join the pedestrian/bike bridge over the Aqueduct. (Tab 8, AR 6623-24; see also Tab 2, Tab 4, Tab 12 [FEIR, Final Project Revisions]; Tab 11) The City also explained that the mitigation requiring preconstruction surveys and capture and relocation was more definitive than DFG described B more than simply forcing individuals to disperse. As to cumulative impacts, the City

noted that because the NRMP's mitigation measures had been imposed on all of the land between the eastern border of Riverpark vest to Castaic Creek, and because Riverpark had been revised to preserve even more upland, the EIR had concluded that cumulative impacts on the species would be less than significant. (Tab 8, AR 6624.)

DFG disputed the EIR's conclusions without challenging the City's survey methodology. (Tab 8, AR 5882.) As the City's response to DFG's comment letter shows, the City considered DFG's comments, but disagreed with them. The City's response did not assert that the EIR relied solely upon the NRMP EIS/EIR's analysis of impacts on the Jackrabbit. (Tab 8, AR 6622-24.) Rather, the EIR conducted its own independent analysis. (Tab 7 [RDEIR, § 4.6]; Tab 6 [survey report]; Tab 9 [RDEIR].) The City's responses to DFG contained a reasoned explanation based on scientific information. (See CEQA Guideline ' 15088.) The City was not required to accept DFG's opinions over those of its own expert. (Assn. of Irritated Residents, supra, at 1394-97; Laurel Heights I, supra, 47 Cal.3d at 393-93.)

Substantial evidence supports the EIR's conclusions on the Jackrabbit. The evidence shows the EIR conducted its own analysis of the impacts on the Jackrabbit, and did not rely solely upon the NRMP EIS/EIR for that analysis.

Holly-Leaf Cherry Scrub

The surveys conducted by the Project's expert botanist concluded that the plant community identified was not "holly-leaf cherry woodlands," but "holly-leaf cherry scrub" ("HLCS"), which is different and one not specified in DFG's List of California Terrestrial Natural Communities recognized by the California Natural Diversity Data Base (i.e. without any State or federal protection). (Tab 7, AR 5716-17; Tab

416, 53 AR 37223, 37247 and Tab 6, 4 AR 3363, 3387 [DEIR appendices, 2003 and 2002 rare plant surveys Tab 8, 6:2 AR 6627 [response to DFG comments].)

Based on the evidence, including the rare plant surveys conducted in 2002 and 2003, and supporting evidence (Tab 6, AR 3359-82, 3383-95), the EIR reported the expert botanist's identification of the plant community on-site as HLCS (Tab 7, 5:2 AR 57 16-17). The EIR properly defined the class of plants that were considered to be "special status plants" (Tab 7, 5.2 AR 5722), and did not include HLCS within that class based on the botanist's expert opinion. Based on CEQA and City thresholds, the EIR concluded that the permanent disturbance of 3.6 acres of HLCS, which did not support special-status plant or wildlife species and is not considered to be sensitive by the resource agencies, was not significant (Tab 7. 5.2 AR 5767). As noted before, the EIR concluded that the project-level and cumulative impacts from disturbing an aggregate of 280 acres of habitat, in general, necessarily including HLCS, would be a significant impact, and unavoidable even after mitigation, and, a Statement of Overriding Considerations was adopted as to this impact (Tab 3, AR 145-163).

The City's response to DFG's comments on the HLCS was not "dismissive." The City responded that based on scientific and other information the identified plant community was not "holly-leafed cherry woodland," but HLCS, because the canopy did not amount to a woodland canopy, and that DFG does not include HLCS within its list of special status plant communities. Also because only 3.6 acres of habitat would be permanently impacted by the Project, and HLCS "stand of trees" was not considered a sensitive plant community as identified by the DFG, the

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loss of the 3.6 acres would be less than significant under CEQA. (Tab 8, AR 6627.)

Substantial evidence supports the conclusions that the HLCS on site was not a special status species, and that impacts to it alone would not be significant.

III. Description of the Project and Mitigation Measures

Petitioners contend that the EIR fails as an informational document to adequately describe the project or the mitigation measures, misstates the public and agency concerns raised in comment letters, and fails to meaningfully respond to them.

The EIR adequately describes impact on the Santa Clara River and is not misleading

Petitioners contend the project will damage the river and the EIR and the City's staff reports mislead by "perpetuat[ing] the myth that the project will improve the condition of the river," (OB 16-17) and by the statement in Final EIR that the project "has been designed to preserve the Santa Clara River corridor." (AR 28.)

A review of the record discloses extensive discussion in the EIR and staff reports concerning the encroachment into the Santa Clara River and the impacts to it. Among other things, the EIR discloses that the Project would install buried bank stabilization in the western portion of the site, but not the eastern portion where the river corridor would remain substantially undisturbed up to the eastern boundary where the Newhall Ranch Road Golden Valley Road Bridge would be built. (See Tabs 4, 5, 7, 11, 12.) There is evidence that buried bank stabilization is less harmful to the river and its resources than traditional cement stabilization, yet protects adjacent development adequately (Tab 11, 9 AR 10739-47 [FEIR, App. C. Functional AssessmentC Summary], 10877-90

[id., Hybrid Functional Assessment/Riverpark], 11180-97 [FEIR, App. G, Additional Hydrology and Water Quality Analyses], 11202-19 [id., Addendum No. 1], 11405-17 [id., App. J, Additional Flood and Floodplain Modifications data]). Furthermore, revisions to the Project would lessen intrusion into the SEA and protect mature riparian resources that serve as habitat (id., esp. Tab 11, 9 AR 11419-22, 11516 [FEIR App. K. Project Revisions and Additional Information]; Tab 12, 10 AR 11741-61 [FEIR Final Project Revisions]; Tab 11, 9 AR 11224-35 [FEIR App. 1. 7/20/04 Staff Report]). Other evidence shows that the overall (temporary and permanent) intrusion into the SEA was reduced from the original 37 acres to 32.1 acres, and the permanent intrusion from 24 to 16.9 acres. (Tabs 11, 12.) The Project was also revised to dedicate approximately 318 off-site acres, including the approximately 141-acre "Round Mountain" site containing 37 acres of Santa Clara River SEA, which will in part further offset the Project's impacts on biological resources and the floodplain (Tab 12). The City nevertheless still considered the Project's intrusion into the Santa Clara River SEA to be a significant and unavoidable impact, and included it in the Statement of Overriding Considerations (Tab 7.)

Thus, the City did not "ignore Riverpark's encroachment into the river." It considered at great length the Project's impacts on the river and adjacent areas and required changes in the Project to reduce those impacts.

The EIR adequately describes the project setting and is not misleading

The City found that "the proposed project is appropriate for the subject property," "proposes considerably lower densities than existing nearby developments," and that "[b]y proposing a maximum of 1,089

residential units and approximately 16,000 square feet of commercial space, the project proposes development that would be substantially less dense and less intense than those that both the current and the proposed land use classifications would allow." (1 AR 30.)

Petitioners contend the finding is incorrect, because the City "never actually calculated the number of residential units that can actually be built on the site," and the site's physical characteristics, such as topography, constrain the number of units that can be built on any given parcel.

The findings relating to the project setting are adequate under CEQA and not misleading. Prior to the approval of the General Plan Amendment and Zone Change proposed by the Project, the City's General Plan designations for the site permitted development more dense and intense than the now-approved designations. (See, e.g., Tab 4, 2:1 AR 346-48 [DEIR, § 1.0, Project Description], 830-837 [Id., § 4.7, Land Use]; Tab 4, 18 2:2 AR 947-52.)

There is no requirement the City must calculate exact number of units which actually can be built.

The EIR adequately describes on-site and off-site dedications to the City

Petitioners contend the EIR does not "adequately describe both the on-and off-site [land] dedications, which the City considers a significant benefit, and has identified as one main bases [sic] for over-riding the project's significant adverse impacts," and City staff and the EIR do not discuss in an Agenda Report to the City Council a Planning Commissioner's comments during a debate on whether the Commission would consider the Project's proposed dedication of portions of the South Fork of the Santa Clara River to be a benefit under the

City's Ridgeline Preservation and Hillside Development Ordinance (OB 24-28.)

Preliminarily, these issues were not raised during the administrative process and, consequently, are now barred. (CEQA, § 21177(a); see Park Area Neighbors v. Town of Fairfax (1994) 29 Cal.App.4th 1442, 1447-48.) Moreover, the dedications were not offered as mitigation measures, but as benefits in connection with the City's issuance of a Statement of Overriding Considerations and the Hillside Development Application. (Tab 3. 1 AR 147-1 50.)

In any case, CEQA requires that an EIR analyze a project's adverse environmental impacts, not its benefits. (See, e.g., CEQA, § 21002.1(a).) Dedication of on-site and off-site open space to the City to be preserved in perpetuity does not create adverse environmental impacts. Even so, the EIR does discuss the attributes of these land dedications. The on-site land to be dedicated was discussed extensively in the Draft EIR (see. e.g., Tab 4, AR 367 [DEIR, § 1.0, Project Description]; Tab 4, 2:2 AR 1214-44 [id., § 4.12, Parks and Recreation]; Tab 7, 5:2 AR 5689-5827 [RDEIR, § 4.6, Biological Resources]), as well as in City staff reports (Tab 604,61 AR 42947-42953; Tab 652, 73 AR 51639-51650; Tab 652, 73 AR 51651-51811; Tab 666, 74 AR 51913-51925; Tab 674, 74 AR 52073-52085; Tab 2-3, 1 AR 9-227) and in Planning Commission hearings (Tab 3, 1 AR 147-150). The attributes and benefits of the off-site land dedications are discussed in the Final EIR (see, e.g., Tab 12. 10 AR 11742-61 [FEIR. Final Project Revisions]; Tab 11, 9 AR 11419-22, 11516 [FEIR. App. K, map, land use table, new SEA chart]).

Failure to discuss comments in the agenda report is not fatal here. The Planning Commission debated which Project attributes should be considered as benefits in connection with their decision whether to

recommend approval of the Hillside Development Application, for which Newhall had submitted its Innovative Application Compliance Report. The EIR analyzed the land being dedicated to the extent necessary to inform the City and the public, and based on that information, the Planning Commission ultimately voted on which Project benefits it viewed as supporting the Hillside Development Application, including, without limitation, the on- and off-site land dedications (Tab 9,7:2 AR 8079-81 [12/21/04 HT]; Tab 652, 73 AR 51639-45, esp. 51643 [12/21/04 Staff Report]; Tab 2, 1 AR 15-18 [App. Reso.]). All of this information was before the City Council.

The EIR adequately describes on and off-site dedications and does not fail as an informational document in other respects.

IV. Alternatives Were Considered as Required by CEQA

An EIR's alternatives analysis must include a reasonable range of alternatives to the project that would feasibly obtain the basic objectives of the project and evaluate the comparative merits of the alternatives. (Guidelines, § 15126.6(a).)

Petitioners contend that the City's rejection of Alternative 2, the Santa Clara River Reduced Bank Stabilization Alternative, in the EIR and in its Findings was "disingenuous and pretextual, and therefore contrary to the mandates of CEQA" and not supported by substantial evidence.

Substantial evidence supports the determinations made by the City in rejecting Alternative 2 and finding that, due to the revisions to the Project, that alternative was no longer environmentally superior.

The City rejected Alternative 2 for multiple reasons.

After analyzing Alternative 2's impacts as compared to those of the Project as originally proposed, the EIR concluded that, while this alternative would reduce impacts in certain environmental areas

(including biological resources) and create similar impacts in other areas, it would create greater impacts on population/housing/employment and parks and recreation, and would not meet five of the project objectives. (Tab 4, 2:2 AR 1490-1500.) The EIR noted that the project objectives of (1) providing a substantial number of new housing units adjacent to existing and planned infrastructure, service, transit and transportation corridors and employment areas to accommodate projected growth, and (2) developing a range of housing types accommodating a range of incomes and commercial opportunities, would not be met due to the reduction in residential units (all of which were single-family units). (Tab 4, AR 1499.) The objective of providing adequate flood protection, including bank stabilization where necessary, would not he met because the alternative does not provide for bank stabilization. The objectives of providing sufficient parks to satisfy park dedication requirements and meet regional needs, and of providing a range of active/passive recreational opportunities, would not be met due to the reduction in the size of the flatter, active portion of the proposed 29-acre park. (Id.; see also 1497.)

As noted above, the original Project was substantially revised over the course of the 24 public hearings. The Project as revised and approved: (1) Moved all development back to the resource line established by the Planning Commission, which reduced the Project's intrusion into the SEA and protected mature riparian resources that serve as habitat (Id.. esp. Tab 11, 9 AR 11419-22, 11516 [FEIR App. K, Project Revisions and Additional Information]; Tab 12, 10 AR 11741-61 [FEIR, Final Project Revisions]; Tab 11,9 AR 11224-35 IFEIR App. 1,7/20/04 Staff Report]), (2) Moved the equestrian trail out of the river (Id. esp. Tab 12, 10 AR 11741-61 [FEIR, Final Project Revisions]),

(3) Reduced the Project's overall (temporary and permanent) intrusion into the SEA from the original 37 acres to 32.1 acres, and its permanent intrusion from 24 to 16.9 acres, 7.5 of which are attributable to the construction of Newhall Ranch Road and one of which is attributable to the Santa Clara River Trail (Id. esp. Tab 11, 9 AR 11516 [FEIR App. K, new SEA chart]; Tab 12, 10 AR 11741-61 [FEIR. Final Project Revisions]), (4) Was conditioned on an absolute prohibition of construction of any lots within the new FEMA floodplain boundaries (Tab 11, 9 AR 11406-09 [CLOMR]: Tab 12, 10 AR 11756, 11757-58 [FEIR, Final Project Revisions].) (5) Relocated the Newhall Ranch Road/Golden Valley Road Bridge abutments farther out of the active channel of the river, resulting in reduced impacts to biological resources in those riparian areas (Tab 11, 9 AR 11410-17 [FEIR App. J, Technical Memorandum Hydraulic Design and Analysis]; Tab 12, 10 AR 11758 [FEIR, Final Project Revisions]) and (6) Dedicated approximately 318 off-site acres, including, inter alia, the ARound Mountain" site containing 37 acres of Santa Clara River SEA, which further offset the Project's impacts on biota and the floodplain (Tab 12, 10 AR 11741-58 [FEIR, Final Project Revisions]).

Based on the evidence as regards the revised project, the City Council found that, as compared with the Project as approved, Alternative 2 was no longer environmentally superior because the new Project design reduced development, and thus impacts, in areas not affected by the revisions contemplated by Alternative 2, that although the approved Project would afford the City 94 fewer residential units, it still preserved a greater mix of housing opportunities than did Alternative 2, which reduced the number of single-family lots, and that

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the approved Project would donate substantial off-site acreage. (Tab 3, AR 139-140 [Alternatives Findings]; see also 156 & 3,156-159.)

The findings as to Alternative 2 are supported by substantial evidence and the record shows that the City Council considered and balanced all of the competing factors, and chose to approve the Project with those factors in mind.

V. City Properly Found that the Project is Consistent with General Plan Goals and Policies of Protecting Significant Natural Resources

Government Code section 66473.5 provides that "[n]o local agency shall approve a tentative tract map . . . unless . . . [it] is consistent with the general plan."

It is within the City's province, to balance the competing interests reflected in its General Plan policies, and the City has broad discretion to construe those policies in light of the plan's purposes. (San Franciscans Upholding the Downtown Plan, supra, at 678.) A reviewing court, therefore, may only ascertain whether the lead agency "considered the applicable policies and the extent to which the proposed project conforms with those policies" (id.) by considering whether, as a whole, the "'project is compatible with, and does not frustrate, the general plan's goals and policies" (Napa Citizens for Honest Government v. Napa County Board of Supervisors (2001) 91 Cal.App.4th 342, 355.) A project must be in agreement or in harmony with the applicable General Plan, "not in rigid conformity with every detail thereof." (San Franciscans Upholding the Downtown Plan, supra.)

A lead agency's determination that a project is consistent with its general plan "can be reversed only if based on evidence from which no reasonable person could have reached the same conclusion." (A Local and Regional Monitor v. City of Los Angeles (1993)16 Cal.App.4th 630, 648;

see also San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656, 6771.) In approving the Project, the City considered its General Plan policies and the Project conformance to them.

Petitioners contend that the Project is inconsistent with the City's General Plan goals and policies to protect significant natural resources because its intrusions into the SEA and the floodplain are inconsistent with the General Plan requiring the developer to "enhance and preserve the SEA," and the EIR's conclusion that the project is consistent with Land Use Policy Element 5.3 by "not proposing development within the river" (2 AR 891) is not supported by the evidence in the record.

The EIR analyzes the original Project's consistency with the City's General Plan and concludes that the Project as originally proposed was consistent with Policy 1.1 of Goal I of the City's Open Space and Conservation Element because the Project preserves the Santa Clara River and much of its significant vegetation as open space (Tab 4, 2:2 AR 859-60) as shown by evidence noted above as to other issues. Furthermore, as discussed supra, the Project was later revised, further reducing the Project's overall intrusion into the SEA from 37 to 32.1 acres, and dedicating 37 undeveloped acres of SEA in the Round Mountain property.

The EIR also concludes that the Project as originally proposed was consistent with Policies 3.3 and 3.7 of Goal 3 of the City's Open Space and Conservation Element, because the EIR identifies areas of significant ecological value and natural riparian habitat and mitigates impacts to the extent possible (Tab 4, 2:2 AR 861-62: see also Tab 7. 5:2 AR 5689-5827 [RDEIR, § 4.6, Biological Resources]). Also, as

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discussed supra, the Project as approved further reduces impacts to the SEA and other sensitive resources.

The original Project was also found to be consistent with Policy 5.3 of Goal 5 to require new development to be sensitive to SEAs through creative planning techniques that avoid and minimize disturbance in these areas for these same reasons (Tab 4, 2:2 AR 890-91), a conclusion supported by the same substantial evidence that supports consistency with Goal 1, Policy 1.1 of the Open Space and Conservation Element.

Petitioners' arguments that the Project impermissibly intrudes into the SEA restate their CEQA arguments. The same evidence in the record supports the consistency findings. The Project was revised to limit intrusion into the SEA. The City's decision after circulation of the Draft EIR to protect the riparian resources and habitat by setting the resource line in the western portion of the site and moving the equestrian trail out of the river bed further ensured that the Project as approved was consistent with the General Plan policies. The Project always proposed placing 15 lots within the already disturbed SEA area next to Planning Area A-2. (See, e.g., Tab 7, 5:2 AR 5785.) Also, as revised Section 4.6 explains, even the permanent loss of 24 acres of habitat, now reduced to 16.9, is not expected to detract from the overall integrity and value of the SEA, and the Project will preserve and enhance various amounts of upland habitat in Planning Area B to serve as a buffer between the riparian habitat and development and to mitigate adverse impacts to riparian plant communities within the SEA. (Id.) The benefits of the Project's enhancements to the banks of the Santa Clara River and to its main drainage in the 29-acre park are confirmed by the Final EIR's Hybrid Functional Assessment for Riverpark (Tab 11, 9 AR 10877-90).

Substantial evidence supports the finding of consistency with the City's General Plan.

The Petition for Writ of Mandate is denied.

Counsel for Respondent is ordered to prepare, serve and lodge in Department 85 a proposed Judgment Denying the Petition for Writ of Mandate on or before August 21, 2006.

DATED: August 14, 2006

DZINTRA I. JANAVS

Dzintra I. Janavs
Judge of the Superior Court

MITIGATION MONITORING PROGRAM

SPRING CANYON PROJECT

PREPARED FOR
COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

OWNER/APPLICANT
VALLEY CANYON PARTNERS, LLC
23622 CALABASAS ROAD, SUITE 200
CALABASAS, CA 91302

JULY 8, 2003

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I. INTRODUCTION

A mitigation monitoring program for the Spring Canyon Project (V.T.T.M. 48086) follows. In order to demonstrate that compliance with the mitigation measures is feasible during and after project implementation, the following matrix outlines Mitigation Measure(s), Party Responsible for Mitigation, Monitoring Action, Party Responsible for Monitoring, and Monitoring Implementation.

The mitigation measures contained herein have been revised, where necessary, from those in the text of the Draft Environmental Impact Report in response to further project review and comments received during public circulation and the public hearing process.

The Mitigation Monitoring Program is proposed pursuant to the provisions of Section 21081.6 of the California Public Resources Code.

Mitigation Monitoring Program

Monitoring of specific mitigation measures has been appropriately assigned to specific agencies and/or entities relative to their particular area of expertise. Many of these monitoring actions are already included in the existing County review process, however, others require additional oversight to ensure compliance with any specially adopted conditions of approval.

The Los Angeles County Department of Regional Planning (LACDRP) is the appropriate agency to serve as the Lead Monitoring Agency with respect to the Conditional Use Permit, having broad oversight in regard to applicant compliance and the effective performance of identified sub-monitoring agencies as a condition of project approval.

LACDRP will require sequential reports by the applicant affirming compliance with sub-monitoring Agencies. In addition, the applicant may be required to retain an independent environmental consultant throughout an appropriately designated time frame so as to ensure mitigation compliance, timely preparation of reports, and to assist LACDRP in their role as Lead Monitoring Agency. An appropriate funding mechanism will also be required as a condition of project approval.

Consequences of non-compliance may include, but not be limited to, revocation actions, DA referrals and other appropriate actions, in the event that such action is required.

The following acronyms are used in the mitigation monitoring plan:

ACOE	United States Army Corps of Engineers
CC&R	Covenants, Conditions and Restrictions
CDFG	California Department of Fish & Game
CRWQCB	California Regional Water Quality Control Board
DHS	Drainage & Hydrology Section
GSD	Geology & Soils Division
HOA	Home Owners Association
LACDPR	Los Angeles County Department of Parks & Recreation
LACDPW	Los Angeles County Department of Public Works
LACDRP	Los Angeles County Department of Regional Planning
LACFD	Los Angeles County Fire Department
LACFFW	Los Angeles County Forester & Fire Warden
LACPL	Los Angeles County Public Library
LACS	Los Angeles County Sheriff Department
LACSD	County of Los Angeles Sanitation Districts
LACTLD	County of Los Angeles Traffic & Lighting Division
N/A	Not Applicable
SCAQMD	South Coast Air Quality Management District
SSSD	Sulphur Springs School District
WHUSD	William S. Hart Union High School District

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
GEOTECHNICAL				
The following project-specific (PS) mitigation measures shall be implemented prior to project development. Implementation of all of the mitigation measures listed below along with the standard engineering measures included in the final geotechnical report, in addition to the standard requirements set forth by the County of Los Angeles and the Uniform Building Code (listed in the Geotechnical Report in Appendix F), will reduce any potentially significant geologic impacts to a level that is less than significant.				
• (PS) As necessary, the west-facing slopes below the proposed water tank(s) shall be stabilized by means of buttress fills in order to mitigate for existing unsupported bedding planes.	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW	Prior to grading plan approval
• (PS) Mitigation for the eight (8) landslides and/or slumps mapped within the limits of proposed development on the site shall include, at minimum, the following: • landslides in the interior of the area to be developed shall be mitigated by removal and replacement with compacted fill. Specific recommendations shall	Project Applicant; Grading contractor; Project geologist Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan Review and approval of grading plan	LACDPW LACDPW	Prior to grading plan approval Prior to grading; during and post-development inspections

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
be prepared during the preliminary and grading plan review stages of the project; • landslides that have the potential to fail into debris basins shall be mitigated by means of toe stabilization or buttressing; • landslides that exist on slopes subjacent to proposed development shall be mitigated with shear keys or buttresses; • landslides located outside the limits of proposed development need not be stabilized, but shall be placed in "Restricted Use Areas" prior to Tract Map recordation.				
• (PS) In order for the subdrain system to outlet in Spring and Tapie Canyons, the southern portion of the subdrain shall be placed within compacted fill. Concrete headwalls shall be required at the transition from perforated to non-perforated pipe and shall be utilized as directed in the field.	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW	Prior to grading; during and post-development inspections
• (PS) Existing artificial fills occur within the existing gas line easement, dirt roads and as part of the down-slope north embankment of Valley Canyon Road. Agency(ies) governing the improvements on Valley Canyon Road	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW & The Gas Company	Prior to grading; during and post-development inspections

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
shall be contacted to obtain information as to the time and standards under which the fill was constructed. Where removals and/or standards used during previous construction do not meet present standards and/or requirements, setbacks and/or deepened foundations shall be required where removals are restricted by offsite improvements.				
• (PS) The Gas Company shall be contacted to verify that the added surcharge fill will not detrimentally affect the buried line. Further information shall be obtained relative to Gas Company requirements for working (i.e., cleanouts, fill placement equipment loading/ crossing, etc) on/or near the gas line. Upon direction from the Gas Company, the gas line shall be spanned with a small bridge structure.	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW & The Gas Company	Prior to grading; during and post-development inspections
• (PS) All future grading and/or exploration near Highway 14 shall require coordination with the State of California Department of Transportation (Caltrans).	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW & CALTRANS	Prior to grading; during and post-development inspections
FLOOD HAZARD				
Implementation of all of the following standard (S) and project specific (PS)				

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
mitigation measures will reduce the potential for flood hazard impacts to a less than significant level.				
• (S) All drainage improvements will conform to the Drainage Concept Plan submitted to and approved by the Los Angeles County Department of Public Works. All proposed onsite drainage facilities are subject, in their final design, to the standards and specifications set forth by the County Department of Public Works and will be reviewed in detained during the storm drain permitting process.	Project Applicant; Project engineer; Grading contractor	Approval of drainage concept	LACDPW-Drainage & Hydrology Section	Prior to recordation of final map; during and post construction inspections
• (S) Implement County-approved onsite drainage improvements of inlet/outlet structures and storm drains.	Project Applicant; Project engineer; Grading contractor	Approval of drainage concept	LACDPW-Drainage & Hydrology Section	Prior to recordation of final map; during and post construction inspections
• (S) Landscape and maintain proposed cut and fill slopes with drought-tolerant vegetation to reduce potential increases in runoff and erosion.	Project Applicant; Landscape contractor; Project occupants	Approval of landscape plan; onsite inspections	LACDRP; LACDPW; LACFD	Prior to grading permit approval; during and post construction inspections
• (S) Elevate all building pads above the Q_{50} storm flow level.	Project Applicant; Project engineer; Grading contractor	Approval of drainage concept; issuance of grading permit; issuance of construction permits for improvements	LACDPW-Drainage & Hydrology Section	Prior to issuance of grading permit
• (S) Obtain necessary permits from the United States Army Corps of Engineers	Project Applicant	Condition of project approval	CRWQCB, ACOE, CDFG, LACDPW	Prior to issuance of grading permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
(ACOE) and the California Department of Fish and Game (CDFG) for alteration of existing natural drainage courses prior to grading permit issuance.				
• (S) In order to reduce erosion in the adjacent natural drainage courses, energy dissipation devices at the outlets of the proposed storm drain systems will be considered.	Project Applicant; project engineer	Condition of project approval	LACDPW-Drainage & Hydrology Section	Prior to recordation of final map; during and post-construction inspections
• (S) The applicant shall comply with all applicable National Pollutant Discharge Elimination System (NPDES) and Storm Water Pollution Prevention Plan (SWPPP) procedure will be followed in the design of the project and during construction, utilizing Best Management Practices as required by the Clean Water Act.	Project Applicant	Condition of project approval	CRWQCB & LACDPW	Prior to issuance of grading permit
• (S) The applicant shall comply with all SUSMP requirements, including the post construction, permanent BMPs approved as part of the Drainage Concept.	Project Applicant	Review and approval of Drainage Concept; Approval of final grading compliance form	LACDPW	Prior to issuance of grading permit
FIRE HAZARD & PROTECTIVE SERVICES				
Development shall comply with the following mitigation requirements of the Los Angeles County Fire Department. Implementation of				

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
all of the following project-specific (PS) and standard (S) mitigation measures will reduce the potential project-related impacts to a less than significant level.				
• (PS) The project shall include a graded, future fire station lot.	Project Applicant	Review and approval of grading plan	LACDPW	Prior to grading permit approval
• (PS) The land value of the future fire station lot shall be assessed prior to building permits being issued.	Project Applicant	Review and approval of building plans	LACDPW & LACFD	Prior to issuance of building permit
• (S) The applicant shall comply with all applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows and brush clearance.	Project Applicant; Architect; Building contractor	Issuance of building permit	LACDPW; LACFD	Prior to issuance of building permit; post-development inspections
• (S) All roads shall be designed per County of Los Angeles standards for fire safety (Subdivision Code, Title 21, Chapter 24).	Project Applicant; Project engineer	Approval of road improvement plans	LACDPW; LACFD	Prior to recordation of final map; post-development inspections
• (S) Preliminary review by the County of Los Angeles Fire Department to determine required Fuel Modification zones and notarized maintenance of off-site agreements, if any, must be completed prior to the issuance of a grading permit.	Project Applicant; Landscape contractor; Building contractor	Issuance of grading permit	LACDPW, LACFFW	Prior to issuance of grading & building permits; post-development inspections
• (S) No combustible material, including	Project Applicant; Building contractor	Issuance of building permit	LACDPW; LACFFW	Prior to issuance of building permit; post-

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
framing material, will be allowed on site until the final fuel modification plan is approved, and initial thinning and clearing are completed.				development inspections
• (S) All requirements of the Fuel Modification Plan, approved by the County of the Los Angeles, must be completed prior to building permit approval.	Project Applicant	Issuance of occupancy permit	LACDPW; LACFFW	Prior to issuance of building permit
• (S) Fire department-approved street signs and building address numbers shall be provided prior to occupancy.	Project Applicant; Project engineer	Issuance of occupancy permit	LACDPW; LACFD	Prior to issuance of occupancy approval
• (S) Private driveways shall be indicated on the final map as "FIRE LANES" and shall be maintained in accordance with the Los Angeles County Fire Code Section 10.207 (Common Drives).	Project Applicant; Project engineer	Issuance of building permit	LACDPW, LACFD	Prior to issuance of building permit
• (S) A retaining wall shall be installed as required where grading of natural slopes abuts the hydrant to assure adequate access to the hydrant.	Project Applicant; Project engineer; Building contractor	Issuance of building permit	LACDPW, LACFD	Prior to issuance of building permit
• (S) Where possible, landscaping materials shall include drought-tolerant, low-water-use vegetation with a low fuel potential to reduce fire hazards.	Project Applicant; Landscape architect	Issuance of grading permit; approval of landscape plan; onsite inspection; Approval of Final Fuel Modification Plan	LACDPW; LACFFW; LACDRP	Prior to issuance of grading permit; during and post-construction inspections

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
NOISE				
In order to comply with the requirements of the California Noise Insulation Standards (Title 24), as well as standards for exterior noise as found in Title 24, Part 51 of the Code of Regulations, the following mitigation measures will be implemented. All but two of the mitigation measures listed below are standard for all development projects in the County of Los Angeles.				
• (S) Restriction of grading and construction activities to between 7a.m. and 7p.m. on weekdays and 8a.m. to 5p.m. on Saturdays. No work should be done on Sundays or holidays except for emergency conditions.	Project Applicant; Project architect; Building contractor	Approval of building plans; post-development inspection	LACDRP, LACDPW Department of Building & Safety	Prior to issuance of grading permit; during and post-construction inspections; prior to issuance of certificate of occupancy
• (S) All construction and grading equipment should be checked for proper maintenance. All vehicles and compressors should use exhaust mufflers, and engine enclosure covers as designed by the manufacturer should be in place at all times.	Project Applicant; Construction superintendent	On-site inspection	LACDPW	During construction
• (S) Subcontractors will comply with the appropriate sections of the Building Ordinance and the Noise Ordinance.	Project Applicant; Building contractor; Construction superintendent	On-site inspection	LACDRP	During construction

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (PS) Lots 505 – 521 and Lot 533 are not shielded by hills adjacent to the freeway as the other lots are. It is recommended that a 6' high solid wall be built along the property line adjacent to the freeway on these lots.	Project Applicant; Building contractor; Construction superintendent	On-site inspection	LACDRP, DHS; LACDPW	Prior to construction
• (PS) Even though it is not required to comply with the California Noise Insulation Standards, all windows and glass doors facing the freeway on Lots 505 – 521 and Lot 533 shall be glazed with STC 32 glazing.	Project Applicant; Project architect; Building contractor	Approval of building plans; post-development inspection	LACDPW, DHS	Prior to issuance of building permit; during and post-construction inspections; prior to issuance of certificate of occupancy
AIR QUALITY				
The following measures could be feasibly implemented during the construction phases of development to further decrease project-related emissions.				
• (S) Develop and implement a construction management plan that includes the following measures recommended by the SCAQMD, or equivalently effective measures approved by the SCAQMD:	Project Applicant	Approval of grading plans	LACDPW	Prior to issuance of grading permit
• Configure construction parking to minimize traffic interference.	Construction superintendent	On-site inspection	LACDPW	During site preparation

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag person).	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
• Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the degree practicable.	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
• Re-route construction trucks away from congested streets.	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
• Consolidate truck deliveries when possible.	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
• Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
• Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturer's specifications and per SCAQMD rules, to minimize exhaust emissions.	Construction superintendent	On-site inspection	SCAQMD	During site preparation

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at 800/242-4022 for daily forecasts.	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
• Use electricity from power poles rather than temporary diesel- or gasoline-powered generators.	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
• Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices.	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
• Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices.	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
• (S) Fugitive dust emissions shall be controlled by regular watering or other dust preventative measures as identified by the SCAQMD Rule 403.	Construction superintendent	On-site inspection	SCAQMD	During site preparation
The following measures could feasibly be implemented by the proposed project to reduce the impacts of operation-related emissions.				

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
Stationary Sources: • Utilize solar or low emission water heaters in residential uses to reduce natural gas consumption and emissions.	Project Applicant; Architect	On-site inspection	SCAQMD	Prior to issuance of certificate of occupancy
• Residential uses are to utilize built-in energy-efficient appliances to reduce energy consumption and emissions.	Project Applicant; Architect	On-site inspection	SCAQMD	Prior to issuance of certificate of occupancy
• Provide shade trees in residential subdivisions to reduce building heating/cooling needs.	Project Applicant; Architect; Landscape architect	Approval of buildings and landscaping plans	SCAQMD, LACDRP and LACDPW	Prior to issuance of grading permits
• Residential uses are to utilize energy-efficient and automated controls for air conditioners to reduce energy consumption and emissions.	Project Applicant; Architect	Approval of building and landscaping plans	SCAQMD and LACDPW	Prior to issuance of building permits
• Install special sunlight-filtering window coatings or double-paned windows in residential uses to reduce thermal gain or loss.	Project Applicant; Architect	Approval of building and landscaping plans	SCAQMD and LACDPW	Prior to issuance of building permits
• Utilize automatic lighting on/off controls and energy-efficient lighting in new residential construction (including street lighting and parking areas) to reduce electricity consumption and associated emissions.	Project Applicant; Architect	Inspection prior to certificate of occupancy	LACDPW	Prior to issuance of occupancy permits

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MITIGATION MONITORING PROGRAM

Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
• Use light-colored roofing materials in new residential construction as opposed to dark roofing materials. These materials would reflect, rather than absorb, sunlight and minimize heat gains in buildings. This measure would lessen the overall demand for mechanical air conditioning systems.	Project Applicant; Architect	Inspection prior to certificated of occupancy	SCAQMD	Prior to issuance of building permit
Mobile Sources: • Construct bus stops at locations to be determined in coordination with the bus transit service provider that will serve the project area.	Project Applicant; Project Engineer	Condition of project	LACDPW; County of Los Angeles Traffic & Lighting Division	Prior to issuance of building permit
• Synchronize and/or install traffic signals on streets impacted by project.	Project Applicant; Project Engineer	Condition of project	LACDPW; County of Los Angeles Traffic & Lighting Division	Prior to issuance of building permit
BIOLOGICAL RESOURCES				
Implementation of all of the following mitigation measures will reduce the impacts anticipated from project development, but not to a level that is less than significant. Some of the mitigation measures are standard (S) and others are project specific (PS).				

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (PS) Open Space Lot Nos. 547 and 548 shall be deed restricted from future development, and managed as natural reserves for the life of the project. (The applicant is currently researching the possibility of deeding the open spaces to a conservation agency for management.)	Project Applicant	Review and approval of final map	LACDRP	Condition of final map recordation
• (PS) The applicant shall develop an Open Space Management Plan that shall be prepared by a qualified biologist and reviewed by LACDRP prior to issuance of grading permits. The plan shall be incorporated into the CC&R's for the tract, and shall contain the following elements: Goals/Objectives; Permitted/Prohibited Uses; Biological Monitoring Protocols/Reports; Sensitive Species/Habitats Management; Exotic Plant/Animal Management; Habitat Restoration including California Junipers; Plan Implementation Schedule; Responsible Parties; Funding: Enforcement/Penalties; Trespass Remediation; Contingencies; and Plan Update Requirements.	Project Applicant; Project Biologist	Condition of Approval	LACDRP and LACDPW	Prior to issuance of grading permits and condition of final map recordation
• (PS) Prior to project grading, the site shall be surveyed (during April-May, as the species is most evident at this time) to locate all impacted individuals of	Project Applicant; Project Biologist	Condition of Approval	LACDRP and LACDPW	Prior to issuance of grubbing and/or grading permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
slender mariposa lily (Calochortus clavatus gracilis). These individuals shall be physically flagged for salvage during mid-summer, after the fruits have matured, at which time seeds shall be harvested for propagation or scattering to new, suitable locations.				
• (PS) A mitigation plan for the wildlife "corridor" shall be developed, reviewed and approved by the Department of Regional Planning prior to issuance of the final grading permit for the project. The mitigation plan will provide a detailed method for the implementation of the mitigation measures outlined in the biological resources section, including, but not limited to the items (a-m) listed below.	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Prior to issuance of grading permit
• a) (PS) The mitigation for the loss of access to the culvert at the terminus of Tapie Canyon shall be the improvement of the underpass at Stonecrest Road. At present, wildlife must either share the asphalt road with vehicles or traverse the steep dirt banks. The proposed improvement is the construction of a separate trail (walkway) adjacent to the road, which would be used by wildlife, equestrians, and pedestrians. To increase the	Project Applicant; Project Biologist	Review and approval	LACDRP	Field inspection prior to recordation of final map

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
walkway's value to wildlife, it shall be located on the opposite side of the road from the bridge support columns. The trail bed shall consist of natural materials such as decomposed granite or mulch, and the trail shall be 8-feet wide.				
• b) (PS) Natural habitat connectivity shall be maintained from Spring Canyon to the underpass, including removal of the paved portion of the road that now leads from the underpass easterly toward Spring Canyon (existing Valley Canyon Road). The trail from the underpass shall be continued into Spring Canyon along the route of the existing road, and native vegetation shall be planted on either side of the trail.	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Field inspection prior to recordation of final map
• c) (PS) In order to maintain a higher level of connectivity through the project site, the applicant is offering the following additional measures to provide for the continued use of the existing ±10 high concrete culvert at the southwest corner of the property in Open Space Lot 546: 1) At the southwest corner of the project site, a 60-inch concrete pipe will be placed under proposed Valley Canyon Road. This pipe would act as an underpass for wildlife use, eliminating the obstacle of crossing Valley Canyon	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Field inspection prior to recordation of final map

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MITIGATION MONITORING PROGRAM

Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
Road to get to the existing ±10-foot culvert that goes under the 14 Freeway. 2) On Lots 8, 9, 12 and 13, the grading for the pads and the rear lot lines will be pulled back 20 feet from the property boundary. This will facilitate an on-site connection to the above-referenced 60" pipe under crossing and beyond to the existing ±10 foot culvert under the freeway. 3) In addition to the above-referenced 60" pipe connection to the existing ±10 foot high culvert, the applicant proposes to add a 12-foot wide, landscaped parkway on the south side of proposed Valley Canyon Road that will extend from the Spring Canyon Road underpass to Open Space Lot 546. In order to facilitate wildlife movement along this route, the parkway would include a natural substrate and native landscaping to reduce the perceived threat from vehicle traffic.				
• d) (PS) The Present plan shows encroachment into the stream course and a substantial narrowing of the existing corridor in the vicinity of lots 400 –403. The encroachment into the streamcourse shall be eliminated and	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Prior to issuance of grading permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
the available corridor width will be increased in this area. Reconfiguration of the project in this area may result in the reduction of the total number of developable lots on the project site. Approximately nine acres of the south and west facing slopes of Spring Canyon will require substantial reconstruction for conformance with slope compaction standards.				
• e) (PS) An aggressive revegetation plan will be developed for the project. The plan will detail the species utilized in the revegetation effort, planting methods, and the placement of the plants. The plan will also provide instruction for the relocation of the holly-leaf cherry trees that will be salvaged from other portions of the site.	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
• f) (PS) Only locally native species shall be used in the landscaping of the slopes of Spring Canyon. Any other landscaping on these slopes with non-native species shall be prohibited through the CC&R's. The north- and west-facing slopes shall be in preserved open space and should not be landscaped.	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
• g) (PS) A low wall, approximately 3 feet in height, shall be placed at the	Project Applicant; Grading contractor; Construction	Review and approval of landscape plan and building	LACDRP and LACDPW	Prior to issuance of building permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
brow of the slope (at the edge of the graded pad) on all lots adjacent to preserved open space areas. This wall will be the delineator between the native-only landscaping areas and the customary garden landscaping allowed in the pad areas. This wall will also provide a portion of the fire protection required by county ordinance.	contractor	plans		
• h) (PS) The south- and east-facing slopes of Spring Canyon are located within designated private lots. Deed restrictions shall be placed on the slope areas within these lots so that no fencing will be constructed down the sides of the slopes. Fencing on top of the barrier walls will be limited to relatively unobtrusive ironwork, or similar material.	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit
• i) Approximately nine acres of the south and west facing slopes of Spring Canyon will require substantial reconstruction for conformance with slope compaction standards. The topsoil on these slopes will be salvaged and replaced on the slopes following reconstruction.	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit
• j) The toe of the reconstructed slope will be located at the same place as the present toe of slope. It is recognized	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
that construction will alter the existing stream bank and channel during construction. The contours of the stream course will be restored to their present condition. The recontoured slopes will be revegetated as described above.				
• k) Where feasible, the holly-leaved cherry trees located in the bottom of Tapie Canyon shall be relocated to the bottom of Spring Canyon.	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
• l) Replacement scrub oaks shall be planted in appropriate on-site locations within the dedicated open spaces of Tapie and/or Spring Canyon. The replacement ratio for the impact of removing four (4) trees (# 49, #246, #251, #252) shall be a minimum of 2:1, or in compliance with the replacement ratio mandated by the County Forester.	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
• m) Prior to grading activities in Tapie and lower Spring Canyon, scale broom and buckwheat seed heads shall be gathered and stored for seed dispersal (or directly dispersed) within Spring Canyon. Seeds of Yerba Santa (Eriodictyon crassifolium) shall also be dispersed in Spring Canyon to compliment the alluvial scrub replacement.	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (PS) Fuel modification zones shall be restrict to the minimum distance required by the Los Angeles County Fire Department through the project's CC&R's.	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit
• (PS) With the Department of Public Works approval, the potentially adverse effects of night lighting on surrounding open space areas shall be mitigated by the following measures: (1) Use street lighting only at intersections; (2) Use low-intensity street lamps; (3) Use low elevation lighting poles; (4) Direct light away from open space areas by using internally silvered globes or external opaque reflectors; and (5) eliminate the use or arc lighting adjacent to open space areas by restricting private sources of illumination around homes.	Project Applicant; Building contractor; Project engineer	Review and approval of street lighting plan	LACDPW	Prior to recordation of final map; Post development inspections.
• (PS) Lighting of the street under the freeway shall be directed at the road. Illumination of the pedestrian sidewalk on the west side of the underpass shall be in compliance with the County's requirements. Lighting of the equestrian/wildlife trail on the east side of the underpass shall be minimal, if at all, in compliance with County standards.	Project Applicant; Building contractor; Project engineer	Review and approval of street lighting plan	LACDPW	Prior to recordation of final map; Post development inspections

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Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
• (PS) All on-site open space areas shall be buffered in such a manner as to discourage additional encroachment by the new human inhabitants. Deed restrictions regulating the use of off-road vehicles shall be developed to protect the open space from potentially adverse uses.	Project Applicant	Review and approval of final map	LACDRP	Condition of final map recordation
• (PS) Any proposed hiking and riding trails shall have specified access points and shall be converted to interpretive trails. Signposts shall be incorporated on the trail to educate users about the species to be observed, their value to a balanced ecology, and the importance of riparian habitats and habitat linkages.	Project Applicant	Review and approval of final map	LACDRP	Condition of final map recordation
• (PS) A Fuel Modification Plan shall be developed in consultation with the LACFD. Brush clearance shall be limited to the minimum extent possible.	Project Applicant	Review and approval of the final fuel modification plan; Approval of CC&R's; Routine onsite inspections to ensure continued compliance with restrictions	LACDRP, LACFD	Prior issuance of grading permit; CC&R enforcement; annual fire inspections.
• (PS) Approved non-native groundcovers and low shrubs will be allowed only in the Setback and Irrigation Zones (Zones A and B per LACFD Guidelines). Non-natives shall not be used in the Thinning and	Project Applicant	Review and approval of the final fuel modification plan; Approval of CC&R's; Routine onsite inspections to ensure continued compliance with restrictions	LACDRP, LACFD	Prior issuance of grading permit; CC&R enforcement; annual fire inspections.

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
Interface Zones (Zones C and D).				
• (PS) Owners of residences and visitors shall be notified by on-site signage and by language included in CC&R's that access to Open Space Lots 547 and 548 is prohibited, except along approved trails, if any, and via designated access points. See the biological resources section for additional restrictions.	Project Applicant	Review and approval of final map	LACDRP	Condition of final map recordation
• (PS) All development landscaping shall be planted with non-invasive plant species, preferably species native to the area. Exotic plant species listed by the California Exotic Plant Pest Council as noxious weeds shall be prohibited in all landscaping. Control of exotic plants shall be addressed in the Open Space Management Plan called for above, and implemented per the specifications to be included therein.	Project Applicant; Landscape architect	Review and approval of landscape plans	LACDRP, LACDPW and LACFD	Prior to issuance of grading permit
• (PS) Owners of residences in the development shall be informed that dogs and cats are not allowed in open space areas. Signs shall be erected at designated access points to open space lots prohibiting pets from entering, leashed or not.	Project Applicant & Conservation District to be created by the applicant	Buyers will receive information in Escrow package	LACDRP & Conservation District	Confirm that Conservation District is in place; Record CC&R prior to Final Map Approval

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (PS) Loss of pets to native predators is likely, unless pets are contained on their owners' property. Trapping, shooting, or poisoning of native predators such as coyotes or bobcats shall be prohibited except by duly authorized state or county fish and game or animal control officers.	Project Applicant & Conservation District to be created by the applicant	Buyers will receive information in Escrow package	LACDRP & Conservation District	Confirm that Conservation District is in place; Record CC&R prior to Final Map Approval
• (PS) Stormwater runoff shall be filtered, where feasible, through appropriate oil and grease traps, installed at discharge points along the streets.	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during construction
• (PS) Stormwater discharge shall go through bio-filters, installed where feasible, to breakdown pesticides and minimize their flow into natural watercourses.	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during construction
• (PS) Common areas shall be treated only with "least toxic" pesticides (e.g. pyrethrum, neem extract), short-lived herbicides (e.g. Roundup), and low concentrations of fertilizers.	Project Applicant & Conservation District to be created by the applicant	Buyers will receive information in Escrow package	LACDRP & Conservation District	Confirm that Conservation District is in place; Record CC&R prior to Final Map Approval
• (S) A California Department of Fish and Game Agreement (1603 Agreement), a Regional Water Quality Control Board Certification (401Cert.) and a US Army Corps of Engineer 404 Permit may be required.	Project Applicant	Condition of project approval	ACOE/CDFE/RWQCB, LACDRP and LACDPW	Prior to issuance of grading permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
CULTURAL RESOURCES				
The following project-specific (PS) and standard (S) mitigation measures shall be implemented to reduce the project-related individual and cumulative impacts to a level that is less than significant.				
• (PS) Archaeological monitoring shall be required during grading or other project related ground alteration activities in areas of *Shadow Pines 2-5.*	Project Applicant; Project Archaeologist	Applicant shall retain an archaeologist for onsite inspection and submit monitoring report to LACDRP	LACDRP	Prior to issuance of grading permit; during grading operations
• (PS) *Shadow Pines 1* is a potentially significant resource and shall be avoided. If avoidance is not feasible, a Phase II testing program to determine the nature, extent, and significance of the site shall be undertaken. All investigations of *Shadow Pines 1* shall be conducted in accordance with CEQA guidelines.	Project Applicant; Project Archaeologist	Applicant shall submit archaeologist's survey and report to LACDRP	LACDRP	Prior to issuance of grading permit; during grading operations
• (S) In the event that cultural resources (as identified by the onsite archaeologist) are encountered during grading, such activity in the affected area(s) shall cease and the appropriate local archaeological agency (UCLA Archaeological Survey) shall be notified immediately. Grading activity in the affected area(s) will continue only after	Project Applicant; Project Archaeologist	Construction monitoring	Project archaeologist; LACDPW	During grading operations

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
the cultural resources are properly assessed and subsequent recommendations are executed as determined by an archaeologist onsite.				
• (S) In accordance with *CEQA Guidelines*, Appendix K-VIII and California Public Resources Code Section 5097.98, in the event of discovery or recognition of human remains, all development in the affected area(s) will cease immediately, and a Native American Indian advisor for the local Indian tribe, along with the Native American Heritage Commission, and other appropriate agencies will be contacted. The area(s) shall remain restricted until the human remains are legally and ethically dealt with by the appropriate authorities.	Project Applicant; Project Archaeologist	Construction monitoring	Project archaeologist; LACDPW	During grading operations
VISUAL QUALITIES				
With the proximity of the proposed project to the freeway, landscaping, architectural design, and structure placement represent the best available means to minimize visual effects associated with the proposed residential uses. As such, the following standard (S) and project-specific (PS) mitigations are required to reduce the potential individual and cumulative visual				

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
impacts associated with the proposed project. However, visual impacts may remain significant after mitigation.				
• (S) Manufactured slopes shall be landscaped with native and /or County-approved non-invasive plants that would most closely match natural vegetation in stature, color, and texture, as feasible under the Fuel Modification Guidelines.	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of Final Map
• (S) Taller shrubs and trees should be planted in naturally appearing patterns near downslope edges of pads to conceal and disguise the geometrical shapes of manufactured slopes.	Project Applicant; Landscape architect	Review and approval of landscaping plans	LACDPW	Prior to recordation of Final Map
• (PS) Residential structures of lots located atop the highest manufactured slopes, with freeway-oriented rear yards, (lots 483-486, and lots 507-521) shall be sited with minimum front yard setbacks to maximize setbacks from the backyard edges of pads to lessen potential visibility of structure walls.	Project engineer	Review and approval of building plans	LACDPW	Prior to issuance of building permit
• (PS) Lots 18, 29, 30, 42, and 43 shall be deed restricted from any major alteration of the natural topography of the main ridgeline beyond the initial graded pad in order to maintain view of	Project Applicant	Approval of CC&R's	LACDPW	Prior to issuance of building permit; CC&R's enforcement

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
that ridge.				
• (PS) Residential structures shall be sited, to the extent feasible, so that the side walls lowest in height and/or which exhibit the least massing effect, are oriented in downhill directions; and that roof slopes mirror as closely as feasible the prevailing slope of the prevailing terrain.	Project engineer; Building contractor	Review and approval of building plans	LACDPW	Prior to issuance of building permit
• (S) Natural building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) shall be used on exterior surfaces of all structures, including water tanks, walls, and fences.	Project architect	Review and approval of building plans	LACDPW	Prior to issuance of building permit
• (PS) Understories and retaining walls higher that six (6) feet shall be in tones compatible with the surrounding terrain using textured materials or construction methods which create a textured effect. Native vegetation to screen retaining walls shall be planted, as may be consistent with fire safety.	Project architect; Landscape architect	Review and approval of building plans and landscaping plans	LACDPW and LACFD	Prior to issuance of building permit
• (PS) Project night-lighting for streets, parkways, pedestrian walkways, and other public use areas shall be hooded, directed, and/or of limited heights to minimize night-time light spill-over	Project Engineer	Review and approval of building plans	LACDPW	Prior to issuance if building permit

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effects, while meeting public safety concerns.				
• (PS) Lighting planned for the proposed park near the Spring Canyon road freeway underpass shall be limited to low, directed, and/or hooded lighting of parking areas, activity areas, and walkways sufficient for maintaining security of facilities and assurance of public safety. Tall lighting standards designed to permit night-time group use of park facilities, which could result in glare to the freeway shall not be permitted.	Project Engineer	Review and approval of building plans	LACDPW	Prior to issuance if building permit
TRAFFIC & ACCESS				
Implementation of the following mitigation measures will reduce the project individual and cumulative impacts to a less than significant level. Mitigation Measures for Project Impacts-County of Los Angeles:				
Soledad Canyon Road and State Route 14 Westbound Ramps • The project developer shall install a traffic signal at this location. The project should be given a credit against fees	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map

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MITIGATION MONITORING PROGRAM

Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
paid to the "District" within which this signal has previously been identified.				
Soledad Canyon Road and State Route 14 Eastbound Ramps • The project developer shall install a traffic signal at this location. The project should be given a credit against fees paid to the "District" within which this signal has previously been identified.	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map
Soledad Canyon Road and Spring Canyon Road: • The project applicant proposes to install a new traffic signal and widen the intersection to provide an eastbound left turn lane and through lane and a westbound right turn lane and through lane. The extent of widening will provide for sight distance along Soledad Canyon Road for a 60 mph design speed.	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map
Soledad Canyon Road (SR-14 to Spring Canyon Road): • In order to fully mitigate the project traffic impacts on this roadway segment, Soledad Canyon Road shall be widened to accommodate a total of	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map

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MITIGATION MONITORING PROGRAM				
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three lanes. A three-lane section of roadway should include one lane in each direction plus a center passing lane that could serve both westbound (in the A.M.) and eastbound (in the P.M.) traffic. This three-lane section has been reviewed and approved by the County as a full-mitigation measure for that segment of Soledad Canyon Road between SR-14 and Spring Canyon Road which is physically restricted due to terrain.				
Mitigation Measures for Cumulative Impacts - County of Los Angeles: *Soledad Canyon Road and State Route 14 Eastbound On-Off Ramps* • The mitigation measure for this location is the restriping within the existing intersection to provide two northbound through lanes in lieu of the single northbound through lane that currently exists. These two lanes shall be carried north of the intersection under the freeway bridge to join two northbound lanes which currently exist. This project shall pay a fair share of the costs of this intersection improvement.	Project Applicant	Review and approval of detailed striping plan	LACDPW	Prior to recordation of final map

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
Soledad Canyon Road (East of Spring Canyon Road) • While the project is not considered to have a "measurable" impact on Soledad Canyon Road east of Spring Canyon Road, cumulative impacts are anticipated for the "existing plus ambient plus project plus related projects" condition. The subject project is within the Route 126 Bridge & Thoroughfare Construction Fee District (District), and is thus required to pay a "fair share" fee to the District to help finance necessary improvements, as determined by the County. The proposed project's share of impacts are 3.4% during the A.M. peak hour, and 7.2% during the P.M. peak hour.	Project Applicant	Review and approval of detailed striping plan	LACDPW	Prior to recordation of final map
Mitigation Measures for Project Impacts - City of Santa Clarita: *Soledad Canyon Road and Sand Canyon Road* • The mitigation for this location is identical to the cumulative mitigation measure for this location described below.	Project Applicant	Review and approval of detailed striping plan	LACDPW	Prior to recordation of final map

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
Soledad Canyon Road and State Route 14 Westbound On-Off Ramps East of Sand Canyon Road • The mitigation measure for this location is the installation of dual westbound left turn lanes and protected left turn phasing to replace the current single lane westbound unprotected left turn. This measure shall require removal of the existing bike lane on the north side within the intersection area and restriping within the north barrel of the divided roadway to provide the additional westbound left turn lane while retaining two westbound through lanes.	Project Applicant	Review and approval of detailed striping plan	LACDPW; City of Santa Clarita Transportation & Engineering Services	Prior to recordation of final map
Mitigation Measures for Cumulative Impacts-City of Santa Clarita: *Soledad Canyon Road and Sand Canyon Road* • The mitigation measure for this location is the installation of dual northbound left turn lanes in place of the existing single northbound left turn lane. This modification shall involve restriping within the existing roadway on both the	Project Applicant	Review and approval of detailed striping plan	LACDPW & City of Santa Clarita Transit Division	Prior to recordation of final map

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
north and south legs of the intersection. This project shall pay a fair share of the costs of this intersection improvement.				
• A transit bus stop will be provided on Valley Canyon Road to the satisfaction of the Los Angeles County Dept. of Public Works and the local transit provider, as necessary.	Project Applicant; Project engineer	Review and approval of building plans	LACDPW & City of Santa Clarita Transit Division	Prior to recordation of final map
SEWAGE DISPOSAL				
The following standard (S) and project-specific (PS) mitigation measures shall insure that the proposed project's individual and cumulative impacts are less than significant to the Newhall County Water District local sewer system and the County Sanitation District's SCVJSS.				
• (S) The applicant shall pay the appropriate sewage annexation and connection fees to the Los Angeles County Department of Public Works Water Works and Sewer Maintenance Division prior to sewerage service commencement.	Project applicant	Issuance of permits from LACDPW	LACDPW, LACSD	Prior to connection to SCVJSS
• (S) Connection fees shall be paid, as necessary, to the Newhall County Water District for impacts to the local sewer lines that are owned and	Project applicant	Issuance of permits from Newhall County Water District	Newhall County Water District	Prior to connection to SCVJSS

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
operated by that agency.				
EDUCATION				
The following mitigation measures are required to reduce significant impacts to the Sulphur Springs School District and the William S. Hart Union High School District.				
• (S) The applicant shall pay Senate Bill (SB) 50 school impact to the William S. Hart Union School District. The total amount of the school impact fees shall be determined at the time of payment, prior to issuance of the building permits.	Project applicant	Applicant shall submit proof of payment with final building plan	LACDPW; WHUSD; SSSD	LACDPW shall confirm payment prior to issuance of building permits
• (S) The applicant provide a ±9.0-acre, graded elementary school site immediately adjacent to the project site; or shall pay sufficient school impact fees to the Sulphur Springs School District; whichever is agreed to by the District.	Project applicant	Applicant shall submit proof of payment, or letter from the District regarding the acceptance of the school site with final building plan	LACDPW; WHUSD; SSSD	LACDPW shall confirm payment prior to issuance of building permits
SHERIFF PROTECTION				
The following project specific (PS) mitigation measure will be implemented in order to reduce the project-related potential impacts to a level that is less than significant.				

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MITIGATION MONITORING PROGRAM				
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• (PS) The applicant shall provide space for a Los Angeles County Sheriff's Department sub-station on the L.A. County Fire station lot that is part of the proposed project design, or other mitigation, if required, to the Sheriff Department's satisfaction.	Project Applicant	Condition of project approval	LACDRP	Prior to tract map recordation
WATER SERVICES				
Implementation of the following standard (S) mitigation measure will reduce the project's potential individual and cumulative impacts on water service to a less than significant level.				
• (S) The applicant shall pay connection fees, as necessary, to the satisfaction of the Newhall County Water District. The fees shall be paid prior to water service connection.	Applicant	Submit receipt for connection fees paid to the NCWD	NCWD	Prior to issuance of building permit
• (S) The applicant shall participate in any future funding mechanism, as necessary that is identified and implemented as part of the NCWD Master Water Plan for Pinetree Water System.	Applicant	Submit receipt for connection fees paid to the NCWD	NCWD	Prior to issuance of building permit
• (S) BMP Source Controls – The following BMPs are recommended for the proposed project:	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during

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MITIGATION MONITORING PROGRAM

Mitigation Measure	*Party Responsible for Mitigation*	*Monitoring Action*	*Party Responsible for Monitoring*	*Monitoring Implementation*
- Public education/participation activities that make information available to homeowner groups, associations, and municipalities for further distribution to homeowners and businesses. - Construction runoff control activities, such as: - Scheduling construction activities so that only small portions of the site, rather than the whole site, are denuded at the same time; - Use of sediment basins to capture stormwater runoff. Sediment is removed and disposed of after construction is complete; - Use of silt fences around construction areas; - Stabilization of areas where construction has temporarily ceased for more than 3 weeks. Stabilization can be accomplished using grass seed and straw mulch; - Collecting and storing all waste materials in lidded dumpsters; - Use of portable sanitation facilities that are regularly serviced; and Stabilization of construction ingress and egress points. Use of rumble strips and daily sweeping at access points to limit movement of sediment from the construction area.				construction

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (S) BMP Treatment Controls – The following BMPs are recommended for the proposed project: - Oil/water separators that are designed to remove petroleum compounds and grease. Separators will also remove floating debris and settleable solids. - Biofilters, which are two types: swale and strip. A swale is a vegetated channel that treats concentrated flow. A strip treats sheet flow and is placed parallel to the contributing surface. - Media filtration, which consists of a settling basin followed by a filter. The most common filter medium is sand; some use a peat/sand mixture. - Multiple systems that are a combination of two or more of the preceding controls in a series.	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during construction
• (PS) Prior to operation of the landscaped park areas and school playing fields, a Management Plan should be prepared that includes an irrigation plan, water usage plan, and chemical management plan. This plan shall include use of modern irrigation systems, use of slow-release chemicals, and incorporation of water quality-related design features to reduce the potential for herbicides and	On-site park areas - Project Applicant; Project Botanist/biologist; Landscape architect Off-site school site – SSSD	Review and approval of Management plan	On-site park areas – LACDPR & LACDPW Off-site school site – LACDPW	Prior to issuance of occupancy permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
fertilizers in storm and irrigation runoff and reduce associated potential effects on open drainages.				
SOLID WASTE				
While the proposed project is not anticipated to have a significant impact on the overall waste-stream, the following standard and project-specific mitigation measures are proposed to insure that project-related impacts remain less than significant.				
• (S) Future residential developments will participate in the waste reduction plans to be implemented by the County in accordance with the ISWMP.	Project occupants	County-wide implementation of the ISWMP, CC&R's	Waste Management provider (to be determined)	Record a CC & R prior to Final Map Approval
• (S) Removal of hazardous materials or waste from the project site will be conducted by a registered waste hauler.	Future homeowners	CC&R's	County of Los Angeles Department of Health Services	Record a CC & R prior to Final Map Approval
• (S) New residents will be provided information on household hazardous wastes and the county's household hazardous waste "round-up" program. Homeowners will be required to review and sign a statement indicating that they have been informed of the typical hazardous materials associated with residential uses and that they acknowledge that no household	Project applicant; Project occupants	Provide information to project residents prior to close of escrow	County of Los Angeles Department of Health Services	Record a CC & R prior to Final Map Approval

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	**Party Responsible for Mitigation**	**Monitoring Action**	**Party Responsible for Monitoring**	**Monitoring Implementation**
hazardous materials will be disposed of for municipal refuse collection.				
• (PS) New residents will be provided with information on recycling through local drop-off and/or buyback centers to be provided in the new homebuyers information package at the time of purchase.	Project Applicant	Provide information to project residents prior to close of escrow	Waste Management provider (to be determined)	Record a CC & R prior to Final Map Approval
• (PS) Where feasible, recycling containers shall be made available on-site during construction of the project for disposal of recyclable construction waste.	Project Applicant; Construction contractor	Site inspection	LACDPW	Site inspection during construction
ENVIRONMENTAL SAFETY				
The proposed project may result in a significant impact related to construction and short-term operational impacts. Cumulative impacts are not significant. The following mitigation measures are required to lessen impacts to a less than significant level.				
• (PS) The applicant shall conduct all construction activities within the easement according to the guidelines and requirements for such activities stipulated by the Southern California Gas Company.	Project Applicant; Construction/Grading contractors	Onsite inspections	Southern California Gas Company	Onsite inspection during construction and grading

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (S) Weight of heavy construction vehicles used at the project site shall be in compliance with Southern California Gas Company guidelines and requirements for heavy construction vehicles that work in the Southern California Gas Company easement and cross said easement.	Project Applicant; Construction/Grading contractors	Onsite inspections	Southern California Gas Company	Onsite inspection during construction and grading
RECREATION				
Implementation of the following project-standard (S) and project specific (PS) mitigation measure will result in a less than significant impact to recreational resources.				
• (PS) The project shall dedicate approximately 18.0 acres of private parkland (for passive recreation) on-site.	Project Applicant	Verification of payment of fees	LACDP&R	Prior to tract map recordation
• (S) The applicant shall pay Quimby fees in the amount of $149,930.	Project Applicant	Verification of payment of fees	LACDP&R	Prior to tract map recordation
LIBRARY SERVICES				
Implementation of all of the following standard (S) mitigation measures will bring the project-related individual and cumulative library services impacts to a less than significant level.				

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (S) The project proponent will comply with mitigation funding requirements that the County of Los Angeles has adopted in order to mitigate the proposed project's impacts to a level that is less than significant.	Project applicant	Verification of payment of fees	LACDPW; LACPL	Prior to tract map recordation
• (S) The Board of Supervisors has adopted a permanent developer fee of $603.00 for the Santa Clarita Valley. Utilizing this number, total mitigation fees to offset the proposed project's impacts, in terms of space requirements and additional library materials, are estimated at $326,826. The actual fee amount shall be calculated when the applicant pays this fee, prior to building permit issuance.	Project applicant	Verification of payment of fees	LACDPW; LACPL	Prior to tract map recordation

Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP

July 9, 2003

TO: Commenting Agencies

FROM: County of Los Angeles, Department of Regional Planning

SUBJECT: FINAL ENVIRONMENTAL IMPACT REPORT (FEIR)
(Responses to Comments)

PROJECT 96-044 – Spring Canyon Project
SCH NO.: 1997031043

At the May 27, 2003 public hearing, the Los Angeles County Board of Supervisors (BOS) directed the Regional Planning staff to prepare the Final Environmental Impact Report for the Spring Canyon Project (Project 96-044). The BOS will consider and may certify this Final EIR at its July 22, 2003 meeting.

In accordance with Section 21092.5 of the California Environmental Quality Act (CEQA) which requires that a lead agency provide a written response to a public agency that commented on a Draft EIR, please find enclosed a copy of the comments letter received from your agency and written responses to each comment.

If you have any questions, please contact Daryl Koutnik of the Impact Analysis Section at (213) 974-6461, Monday through Thursday between 7:00 a.m. and 6:00 p.m. Our offices are closed on Fridays.

DLK:dlk

Enclosure

FINAL
ENVIRONMENTAL IMPACT REPORT
RESPONSE TO COMMENTS

SPRING CANYON PROJECT

VESTING TENTATIVE TRACT MAP:	**48086**
COUNTY CASE NUMBER:	**96-044**
GENERAL PLAN AMENDMENT:	**96-044**
CONDITIONAL USE PERMIT:	**96-044**
ZONE CHANGE:	**96-044**
OAK TREE PERMIT:	**96-044**
STATE CLEARINGHOUSE NUMBER:	**97031043**

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

JULY 8, 2003

FINAL
ENVIRONMENTAL IMPACT REPORT
RESPONSE TO COMMENTS

SPRING CANYON PROJECT

PREPARED FOR
COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

OWNER/APPLICANT
VALLEY CANYON PARTNERS, LLC
23622 CALABASAS ROAD, SUITE 200
CALABASAS, CA 91302

JULY 8, 2003

LDC
www.ldcla.com

LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
225 South Lake Avenue, Suite 600 Pasadena, CA 91101 Ph. (626) 578-7000 E-Mail: ldc@ldcla.com

10-103524
w/ assignments

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

County Counsel

At its meeting held August 3, 2004, the Board took the following action:

35

The following item was called up for consideration:

County Counsel's recommendation to find that the Board has previously certified the Final Environmental Impact Report; Environmental Findings, Statement of Overriding Considerations and Mitigation Monitoring Program prepared for the project; readopt the Statement of Overriding Considerations and Mitigation Monitoring Program; and adopt findings and conditions and order approving Conditional Use Permit and Oak Tree Permit Case Nos. 96-044-(5) and Vesting Tentative Tract Map Case No. 48086-(5), to authorize a density controlled development and to ensure the project is developed in compliance with hillside management design criteria; to permit the removal of 4 oak trees; and to create 542 single-family lots, 1 fire station lot, a sheriff substation lot, 2 park lots and 3 open space lots on property located north of the Antelope Valley Fwy. and Soledad Cyn. Rd. between Shadow Pines Blvd., and Agua Dulce Canyon Rd., Soledad Zoned District, petitioned by Valley Canyon Partners.

On motion of Supervisor Burke, seconded by Supervisor Molina, unanimously carried (Supervisor Yaroslavsky being absent), the Board took the following actions:

1. Made a finding that the Board has previously certified the Final Environmental Impact Report; Environmental Findings, Statement of Overriding Considerations and Mitigation Monitoring Program prepared for the project;

2. Readopted Board Order No. 11 of October 28, 2003 adopting the attached Statement of Overriding Considerations and Mitigation Monitoring Program; and

(Continued on Page 2)

35 (Continued)

3. Adopted the attached findings and conditions and order approving Conditional Use Permit and Oak Tree Permit Case Nos. 96-044-(5) and Vesting Tentative Tract Map Case No. 48086-(5), Soledad Zoned District, petitioned by Valley Canyon Partners.

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Attachments

Copies distributed:
Each Supervisor
Director of Planning
Director of Public Works
Valley Canyon Partners

(ALSO SEE NO. 65 THIS DATE)

DRAFT ENVIRONMENTAL IMPACT REPORT

SPRING CANYON PROJECT

Project Number	**96-044**
Conditional Use Permit	**96-044**
General Plan Amendment	**96-044**
Zone Change	**96-044**
Oak Tree Permit	**96-044**
State Clearing House No.	**97031043**
Vesting Tentative Tract Map	**48086**

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

August 2000

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FOREWORD

This Environmental Impact Report has been prepared for the County of Los Angeles in accordance with the California Environmental Quality Act (CEQA), as amended, and State and County Guidelines for the implementation of CEQA. More specifically, the County relies on Section 15084 (d3) of the State Guidelines which allows acceptance of drafts prepared by the applicant, consultant retained by the applicant, or any other person. The department of Regional Planning, acting as lead agency for the County, has reviewed and edited as necessary the submitted draft(s) to reflect its own independent judgment to the extent of its ability, including reliance on concerned County personnel from other departments.

SUMMARY

This Environmental Impact Report (EIR) assesses the potential impacts associated with implementation of a proposed residential development in the unincorporated northwestern portion of Los Angeles County. The proposed project site covers approximately 548.1 acres of currently vacant land. The site is bordered by existing and under-construction residential uses on the west, open space and scattered residential uses to the north, and open space to the east. The Antelope Valley Freeway (SR 14), scattered residential uses (mobile home park) and the Santa Clara River channel exist south of the site. An active sand and gravel mining operation also exists along the Santa Clara River in the project vicinity.

The objective of the proposed project is to subdivide the currently vacant 548.1-acre property for single-family residential uses. The development would include 542 single-family residential lots, three open space lots, one future fire station lot, one future sheriff sub-station, and two park site lots. As mitigation, the project is also proposing to provide an off-site elementary school site adjacent to the property on Tract 31973, which is currently under construction. Residential uses would occupy approximately 211.4± acres of the site. Streets would occupy 34.3± acres. The future fire station lot would occupy 3.2± acres, the sheriff's sub-station lot would occupy 1.8± acres, the two park sites would occupy 18.0± acres, and open space would occupy approximately 279.4± acres of the property. The off-site school site would occupy ±9.0 acres.

The proposed project would be implemented through; (1) Vesting Tentative Tract Map No. 48086; (2) Conditional Use Permit (CUP) No. 96-044; (3) Oak Tree Permit No. 96-004, and; (4) a Zone Change (ZC 96-044), as well as amendments to the County-Wide General Plan and the local Santa Clarita Valley Area Plan (SCVAP). The zone change would facilitate the transition of approximately 250± acres of heavy agricultural-zoned land (A-2-1) to a combination of single-family residential zones including R-1-6,000, R-1-7,000, R-1-8,000, R-1-10,000, R-1-15,000, and R-1-20,000 zones. The proposed park sites, fire station lot, and open space lots would retain the A-2-1 zoning designation.

Currently, the County-Wide General Plan designates the site as "R" (Non-Urban). The requested amendment would allow portions of the site to be re-designated as '1" (Low Density Residential). The proposed amendment

to the Santa Clarita Valley Area Plan would allow for portions of the site to be changed from the existing N2 (Non-urban, one dwelling unit per acre) and HM (Hillside Management) designations to U1 (Urban 1, 1.1 to 3.3 dwelling units per acre). The CUP is required to allow grading within the designated Hillside Management areas and for density controlled developments. The Oak Tree Permit would address the impacts and required mitigation of the removal of four (4) scrub oaks. The proposed zoning and land use designations are illustrated in Section 3.0, the Environmental Setting Section, of this document.

The Los Angeles County Department of Regional Planning (LACDRP) conducted an Initial Study for the proposed project, which determined that the proposed project might pose potentially significant environmental impacts in the following areas:

Geotechnical Hazards
Flood Hazards
Fire Hazard & Protective Services
Noise
Air Quality
Biological Resources
Cultural Resources
Visual Qualities
Traffic and Access
Sewage Disposal
Education
Sheriff Protection
Water Services
Solid Waste
Environmental Safety
Recreation
Library Services

A summary of the environmental analysis and proposed mitigation measures for the potential impacts is provided in **Table S-1**.

A Notice of Preparation (NOP) was prepared and circulated to all responsible and trustee agencies for a 30-day period of review beginning on May 16, 1996. A copy of the NOP and associated responses are included as Appendix A of this document. Responses to the NOP were used in the process of determining the scope of this document.

Three alternative development plans are analyzed and compared to the proposed project. The alternatives include a "No–Project", "Existing Area Plan (SCVAP) Land Use Designation", and "Reduced Density".

Alternative 1 – "No-Project"

Under the No Project alternative, development of the proposed residential uses would not occur, and the 548.1-acre property would remain as vacant open space. None of the adverse environmental impacts associated with the proposed project would occur. Therefore, it would be the most environmentally sensitive alternative. However, this alternative is not considered feasible, as it does not meet any of the applicant's basic objectives for the site.

Alternative 2 –Existing Area Land Use Plan Designation

Alternative 2 would consist of 265 single-family lots and one fire station lot. The project site would be developed and built out to the density allowed under the existing SCVAP land use designations that pertain to the site. The range of allowable density under these land use designations is between 212 dwelling units to 265 dwelling units with one acre minimum lot size to 20 acre minimum lot size, one dwelling unit per lot. Development of larger, estate-style lots would result in higher market values than the local existing tracts, which may not be as marketable as the variety of lots provided under the proposed project.

All potential impacts to public services would be incrementally (±50%) lessened under this alternative. Air Quality impacts would likely be reduced to a level that would be considered less than significant. Discussions of environmental impacts are summarized in **Table S-2.** Alternative 2 would only partially achieve the objectives of the proposed project due to the reduction in development and implementation of large, estate-style lots. In addition, higher cost associated with developing larger lots and increased cost per lot for infrastructure improvements would make the project less marketable and financially infeasible.

Alternative 3 – Reduced Density

Alternative 3 considers a development envelope, which is similar to the proposed project with the exception of eliminating some of the development along the main ridgeline that separates Tapie and Spring Canyons, and including the construction of a visual barrier berm at the southwesterly corner of the site. Alternative 3 (Reduced Density Alternative) consists of 460 single-family lots, 313± acres of open space, two park sites (29.4 ac.), a 1.8-acre sheriff's sub-station, and a 3.2-acre

fire station lot. This represents a 17 percent (82 units) decrease in single-family residential units from the proposed project and an 18 percent (45 acres) increase in open space.

Under this alternative, 82 less single family residential units would be developed along the northerly reach of the central ridgeline separating Tapie and Spring Canyons. Open space would become approximately 45 acres larger in this portion of the project site as compared to the proposed project. **Figure 5.0-2** illustrates the reduced development envelope and the placement of the visual barrier berm included in Alternative 3.

Alternative 3 would result in a 466-lot subdivision with development of 460 single-family lots, two park sites lots (29.4± acres), a fire station lot (3.2± acres), a sheriff sub station lot (1.8± acres), and three open space lots (313± acres). A school site (9± acres) would also be dedicated off-site as with the proposed project. The main difference between Alternative 3 and the proposed project is the reduction of residential lots along the ridge and the addition of a visual barrier berm to shield the most prominent view of the homes proposed along the central ridgeline of the site from the northbound freeway lanes. Dedicated open space areas would also be increased by approximately 40 acres.

Implementation of this alternative would only partially achieve the applicant's objectives for the site. In addition, the cost of necessary infrastructure improvements would be increased for the remaining residences, which may result in higher prices per unit and less marketability for the area.

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE

GEOTECHNICAL HAZARDS
 	
Implementation of the proposed project is considered feasible from a geotechnical viewpoint. Much of the proposed development plan is compatible with the indicated geologic and soils engineering conditions and may be developed as planned with conventional cut and fill procedures. Development would require cut/fill grading to achieve appropriate grades. Cut slopes to be construct may undercut bedding planes which could result in instability. Liquefaction or dynamic settlement should not pose stability problems in the portions of the site planned for development.
	The following project-specific (PS) mitigation measures shall be implemented prior to project development. Implementation of all of the mitigation measures listed below along with the standard engineering measures included in the final geotechnical report, in addition to the standard requirements set forth by the County of Los Angeles and the Uniform Building Code (listed in the Geotechnical Report in Appendix F), will reduce any potentially significant geologic impacts to a level that is less than significant.
	
	• (PS) As necessary, the west-facing slopes below the proposed water tank(s) shall be stabilized by means of buttress fills in order to mitigate for existing unsupported bedding planes.
	• (PS) Mitigation for the eight (8) landslides and/or slumps mapped within the limits of proposed development on the site shall include, at minimum, the following:
	  • landslides in the interior of the area to be developed shall be mitigated by removal and replacement with compacted fill. Specific recommendations shall be prepared during the preliminary and grading plan review stages of the project;
	  • landslides that have the potential to fail into debris basins shall be mitigated by means of toe stabilization or buttressing;
	  • landslides that exist on slopes subjacent to proposed development shall be mitigated with shear keys or buttresses; and
	  • landslides located outside the limits of proposed development need not be stabilized, but shall be placed in "Restricted Use Areas" prior to Tract Map recordation.
	• (PS) In order for the subdrain system to outlet in Spring and Tapie Canyons, the southern portion of the subdrain shall be placed within compacted fill. Concrete headwalls shall be required at the transition from perforated to non-perforated pipe and shall be utilized as directed in the field.
	• (PS) Existing artificial fills occur within the existing gas line easement, dirt
		Less Than Significant

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
GEOTECHNICAL HAZARDS, cont...	roads and as part of the down-slope north embankment of Valley Canyon Road. Agency(ies) governing the improvements on Valley Canyon Road shall be contacted to obtain information as to the time and standards under which the fill was constructed. Where removals and/or standards used during previous construction do not meet present standards and/or requirements, setbacks and/or deepened foundations shall be required where removals are restricted by offsite improvements. • (PS) The Gas Company shall be contacted to verify that the added surcharge fill will not detrimentally affect the buried line. Further information shall be obtained relative to Gas Company requirements for working (i.e., cleanouts, fill placement equipment loading/ crossing, etc) on/or near the gas line. Upon direction from the Gas Company, the gas line shall be spanned with a small bridge structure. • (PS) All future grading and/or exploration near Highway 14 shall require coordination with the State of California Department of Transportation (Caltrans).	
FLOOD HAZARD Implementation of the project would convert about 250.7 acres of natural terrain to urban uses. Approximately 306 acres would remain as natural. The entire watershed drainage area encompasses approximately 1,211 acres. The runoff from 981 acres would be routed through seven new debris and desilting basins designed to exclude sediment outflow from entering the proposed storm drains.	Implementation of all of the following standard (S) and project specific (PS) mitigation measures will reduce the potential for flood hazard impacts to a less than significant level: • (S) All drainage improvements shall conform to the Drainage Concept Plan submitted to and approved by the Los Angeles County Department of Public Works. All proposed onsite drainage facilities shall be, in their final design, subject to the standards and specifications set forth by the County Department of Public Works and shall be reviewed in detail during the storm drain permitting process. • (S) The applicant shall implement County-approved onsite drainage improvements of inlet/outlet structures and storm drains. • (PS) The applicant shall landscape and maintain proposed cut and fill slopes with drought-tolerant vegetation to reduce potential increases in runoff and erosion. • (S) The applicant shall elevate all building pads above the Q50 storm flow	**Less Than Significant**

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
FLOOD HAZARD, cont...	level. • (S) The applicant shall obtain necessary permits from the United States Army Corps of Engineers (ACOE) and the California Department of Fish and Game (CDFG) for alteration of existing natural drainage courses prior to grading permit issuance. • (S) National Pollutant Discharge Elimination System (NPDES) procedures shall be followed in the design of the project and during construction, including the implementation of a Storm Water Pollution Prevention Plan (SWPPP) and Best Management Practices (BMP's) as required by the Clean Water Act. The following project-specific BMP's are listed on the approved Drainage Concept Map which is on file at the L.A. County Department of Public Works: • Lot runoff to be infiltrated from the graded pad areas through on-site pervious soils. • All catch basins – with inserts to capture floatable and reduce pollutants. • Slope protection – convey runoff from the tops of slopes and stabilize disturbed slopes with landscaping per county standard. • Vegetate slopes with native or drought tolerant vegetation to minimize erosion. • Rip rap at the outlets of storm drains, culverts, and conduits to minimize erosion. • Earth levee with erosion mat to stabilize permanent riverbank. • Street runoff is collected into a catch basin and storm drainpipes outlet onto natural alluvial canyons and/or canyon wash alluvium serving as infiltration surfaces. • All catch basins and inlets shall be stenciled with "Warning! Drain to ocean" notes and symbols per NPDES BMP standards. • Extended/Dry detention basin – infiltrate the runoff through basin bottom. • (S) The applicant shall comply with all S.U.S.M.P. requirements, including	

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
FLOOD HAZARD, cont...	the post construction, permanent BMP's approved as part of the Drainage Concept.	
FIRE HAZARD & PROTECTIVE SERVICES The proposed project is located within an area described as Very High Fire Hazard Severity Zone (previously Fire Zone 4). Implementation of the proposed project would result in 542 single family residential dwelling units, one fire station lot, one sheriff sub-station, three open space lots and two park sites. Anticipated population increase of approximately 1,687 residents could increase the potential for wildland fires due to human activity. Approximately 18.0 acres of the property would be dedicated as parkland for passive recreation. The remaining ±279 acres would remain as natural open space within the subject property. Therefore, the fire safety of future residences depends on their location in respect to topography, as well as the amount of combustible material around them and the structural design of the units. Adequate access is of primary concern when a project is proposed within a high fire hazard area.	Development shall comply with the following mitigation requirements of the Los Angeles County Fire Department. Implementation of all of the following project-specific (PS) and standard (S) mitigation measures will reduce the potential project-related impacts to a less than significant level. • (PS) The project shall include a graded, future fire station lot. • (PS) The land value of the future fire station lot shall be assessed prior to building permits being issued. • (S) The applicant shall comply with all applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows and brush clearance. • (S) All roads shall be designed per County of Los Angeles standards for fire safety (Subdivision Code, Title 21, Chapter 24). • (S) Preliminary review by the County of Los Angeles Fire Dept. to determine required Fuel Modification zones and notarized maintenance and off-site agreements, if any, must be completed prior to issuance of a grading permit. • (S) No combustible material, including framing material, will be allowed on site until the final Fuel Modification Plan is approved, and initial thinning and clearing are completed. • (S) All requirements of the Fuel Modification Plan, approved by the County of Los Angeles, must be completed prior to occupancy approval. • (S) Fire department-approved street signs and building address numbers shall be provided prior to occupancy. • (S) Private driveways shall be indicated on the final map as "FIRE LANES" and shall be maintained in accordance with the Los Angeles County Fire Code Section 10.207 (Common Drives). • (S) A retaining wall shall be installed as required where grading of natural slopes about a fire hydrant to assure adequate access to the hydrant.	**Less Than Significant**

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
FIRE HAZARD & PROTECTIVE SERVICES, cont..	• (S) Where possible, landscaping materials shall include drought-tolerant, low-water-use vegetation with a low fuel potential to reduce fire hazards. Any expected increase in soil erosion or mudflow hazard will be mitigated with landscaping.	
NOISE Proposed project would temporarily generate high noise levels on and adjacent to the site intermittently over the entire period of project construction. Wildlife not directly displaced by grading activities may be temporarily frightened offsite by noise generated during construction. Year 2015 cumulative projects noise levels anticipated from traffic on the 14 Freeway will not result in interior noise levels exceeding CNEL 45 with the use of standard construction practices. Therefore, no significant noise-related impacts on the proposed project are anticipated as a result of build-out of future projects. Results of the onsite noise analysis indicate that the potential impacts of ambient noise will be less than significant.	In order to comply with the requirements of the California Noise Insulation Standards (Title 24), as well as standards for exterior noise as found in Title 24, Part 51 of the Code of Regulations, the following mitigation measures will be implemented. All but two of the mitigation measures listed below are standard for all development projects in the County of Los Angeles. • (S) Restriction of grading and construction activities to between 7 a.m. and 7 p.m. on weekdays and 8 a.m. to 5 p.m. on Saturdays. No work should be done on Sundays or holidays except for emergency conditions. • (S) All construction and grading equipment should be checked for proper maintenance. All vehicles and compressors should use exhaust mufflers, and engine enclosure covers as designed by the manufacturer should be in place at all times. • (S) Subcontractors will comply with the appropriate sections of the Building Ordinance and the Noise Ordinance. • (PS) Lots 505 – 521 and Lot 533 are not shielded by hills adjacent to the freeway as the other lots are. It is recommended that a 6' high solid wall be built along the property line adjacent to the freeway on these lots. • (PS) Even though it is not required to comply with the California Noise Insulation Standards, all windows and glass doors facing the freeway on Lots 505 – 521 and Lot 533 shall be glazed with STC 32 glazing.	**Less Than Significant**
AIR QUALITY Development of the project would generate air emissions from a wide variety of stationary and mobile sources. Stationary source emissions would be generated by on-site construction	The following measures could be feasibly implemented during the construction phases of development to further decrease project-related emissions: • Development and implement a construction management plan that	**Significant (Long-Term)**

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
AIR QUALITY, cont.. activities. Mobile source emissions would be generated by motor vehicle travel associated with construction activities and occupancy of the proposed development. Development of the project would require clearing, grading, cut and fill, and excavation and trenching and construction of the proposed residential uses. With mitigation, PM10 emissions will be reduced to below the AQMD's threshold. *AIR -Operational Impacts-* Operational emissions would be generated by both stationary and mobile sources. Without mitigation, emissions from CO, VOC, and SOx would be less than significant. Emissions from NOx and PM10 are above the AQMD's significant threshold. With mitigation, PM10 and NOx emissions would not be reduced below the AQMD's thresholds.	includes the following measures recommended by the SCAQMD, or equivalently effective measures approved by the SCAQMD: • Configure construction parking to minimize traffic interference. • Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag person). • Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the degree practicable. • Re-route construction trucks away from congested streets. • Consolidate truck deliveries when possible. • Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site. • Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturer's specifications and per SCAQMD rules, to minimize exhaust emissions. • Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at 800/242-4022 for daily forecasts. • Use electricity from power poles rather than temporary diesel- or gasoline-powered generators. • Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices. • Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices. The following measures could feasibly be implemented by the proposed project to reduce the impacts of operation-related emissions. Other potential measures listed in the SCAQMD's CEQA Air Quality Handbook were not applicable to the project due to the type or size of proposed development. They are however, identified in Appendix E along with explanations of why they were not applicable. *Stationary Sources:* • Utilize solar or low emission water heaters in residential uses to	

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SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
AIR QUALITY, cont..	reduce natural gas consumption and emissions. • Residential uses are to utilize built-in energy-efficient appliances to reduce energy consumption and emissions. • Provide shade trees in residential subdivisions to reduce building heating/cooling needs. • Residential uses are to utilize energy-efficient and automated controls for air conditioners to reduce energy consumption and emissions. • Install special sunlight-filtering window coatings or double-paned windows in residential uses to reduce thermal gain or loss. • Utilize automatic lighting on/off controls and energy-efficient lighting in new residential construction (including street lighting and parking areas) to reduce electricity consumption and associated emissions. • Use light-colored roofing materials in new residential construction as opposed to dark roofing materials. These materials would reflect, rather than absorb, sunlight and minimize heat gains in buildings. This measure would lessen the overall demand for mechanical air conditioning systems. *Mobile Sources:* • Construct bus stops at locations to be determined in coordination with the bus transit service provider that will serve the project area. • Synchronize and/or install traffic signals on streets impacted by project.	
BIOLOGICAL RESOURCES The project grading footprint would develop ±242.1 acres (44%). The remaining 306 acres (56%) is dedicated open space and unimproved natural park area, and natural areas that will be deed restricted on individual lots. Anticipated fuel modification for fire protection could affect another 24.4±	Implementation of all of the following mitigation measures will reduce the impacts anticipated from project development, but not to a level that is less than significant. Some of the mitigation measures are standard (S) and others are project specific (PS): • (PS) Open Space Lot Nos. 547 and 548 shall be deed restricted from future development, and managed as natural reserves for the life of the	**Significant**

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
BIOLOGICAL RESOURCES, cont... acres of the open space (thinning of existing vegetation could extend for up to 200 feet from residences). The proposed project would result in significant incremental impact in wildlife corridor linkage, habitat fragmentation, and loss of sensitive habitats.	project. (The applicant is currently researching the possibility of deeding the open spaces to a conservation agency for management.) • (PS) The applicant shall develop an Open Space Management Plan that shall be prepared by a qualified biologist and reviewed by LACDRP prior to issuance of grading permits. The plan shall be incorporated into the CC&R's for the tract, and shall contain the following elements: Goals/Objectives; Permitted/Prohibited Uses; Biological Monitoring Protocols/Reports; Sensitive Species/Habitats Management; Exotic Plant/Animal Management; Habitat Restoration including California Junipers; Plan Implementation Schedule; Responsible Parties; Funding; Enforcement/Penalties; Trespass Remediation; Contingencies; and Plan Update Requirements. • (PS) Prior to project grading, the site shall be surveyed (during April-May, as the species is most evident at this time) to locate all impacted individuals of slender mariposa lily (Calochortus clavatus gracilis). These individuals shall be physically flagged for salvage during mid-summer, after the fruits have matured, at which time seeds shall be harvested for propagation or scattering to new, suitable locations. See biological section mitigation list for details. • (PS) A mitigation plan for the wildlife "corridor" shall be developed, reviewed and approved by the Department of Regional Planning prior to issuance of the final grading permit for the project. The mitigation plan will provide a detailed method for the implementation of the mitigation measures outlined in the biological resources section. • (PS) The mitigation for the loss of access to the culvert at the terminus of Tapia Canyon shall be the improvement of the underpass at Stoncrest Road to the specifications given in the biological resources sections. • (PS) The Present plan shows encroachment into the stream course and a substantial narrowing of the existing corridor in the vicinity of lots 400 –403. The encroachment into the streamcourse shall be eliminated and the available corridor width will be increased in this area. Reconfiguration of the project in this area may result in the reduction of the total number of developable lots on the project site. Approximately nine acres of the south and west facing slopes of Spring Canyon will require substantial	

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
BIOLOGICAL RESOURCES, cont...	reconstruction for conformance with slope compaction standards. See the biological section mitigation list for details • (PS) A revegetation plan shall detail the species to be utilized in the revegetation effort, planting methods, and the placement of the plants. Only locally native species shall be used in the landscaping of the slopes of Spring Canyon. Initial landscaping of the recountoured slopes of Spring Canyon shall be completed by the developer or his contractor. Any other landscaping on these slopes with non-native species shall be prohibited through the CC&R's. See the biological section mitigation list for additional details. • (PS) A low wall, approximately 3 feet in height, shall be placed at the brow of the slope (at the edge of the graded pad) on all lots adjacent to preserved open space areas. This wall will be the delineator between the native-only landscaping areas and the customary garden landscaping allowed in the pad areas. The Deed restrictions shall be placed on the south- and east-facing slopes of Spring Canyon where private lots are located, so that no fencing will be constructed down the sides of the slopes. Fencing on top of the barrier walls will be limited to relatively unobtrusive ironwork, or similar material. This wall will also provide a portion of the fire protection required by county ordinance. Fuel modification zones shall be restrict to the minimum distance required by the Los Angeles County Fire Department through the project's CC&R's. • (PS) With the Department of Public Works approval, the potentially adverse effects of night lighting on surrounding open space areas shall be mitigated by the following measures: (1) Use street lighting only at intersections; (2) Use low-intensity street lamps; (3) Use low elevation lighting poles; (4) Direct light away from open space areas by using internally silvered globes or external opaque reflectors; and (5) eliminate the use or arc lighting adjacent to open space areas by restricting private sources of illumination around homes. • (PS) Lighting of the street under the freeway shall be directed at the road. Illumination of the pedestrian sidewalk on the west side of the underpass shall be in compliance with the County's requirements. Lighting of the equestrian/wildlife trail on the east side of the underpass shall be minimal,	

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
BIOLOGICAL RESOURCES, cont...	if at all, in compliance with County standards. • (PS) All on-site open space areas shall be buffered in such a manner as to discourage additional encroachment by the new human inhabitants. Deed restrictions regulating the use of off-road vehicles shall be developed to protect the open space from potentially adverse uses. • (PS) Any proposed hiking and riding trails shall have specified access points and shall be converted to interpretive trails. Signposts shall be incorporated on the trail to educate users about the species to be observed, their value to a balanced ecology, and the importance of riparian habitats and habitat linkages. • (PS) A Fuel Modification Plan shall be developed in consultation with the LACFD. Brush clearance shall be limited to the minimum extent possible. • (PS) Approved non-native groundcovers and low shrubs will be allowed only in the Setback and Irrigation Zones (Zones A and B per LACFD Guidelines). Non-natives shall not be used in the Thinning and Interface Zones (Zones C and D). • (PS) Owners of residences and visitors shall be notified by on-site signage and by language included in CC&R's that access to Open Space Lots 547 and 548 is prohibited, except along approved trails, if any, and via designated access points. See the biological resources section for additional restrictions. • (PS) All development landscaping shall be planted with non-invasive plant species, preferably species native to the area. Exotic plant species listed by the California Exotic Plant Pest Council as noxious weeds shall be prohibited in all landscaping. Control of exotic plants shall be addressed in the Open Space Management Plan called for above, and implemented per the specifications to be included therein. • (PS) Owners of residences in the development shall be informed that dogs and cats are not allowed in open space areas. Signs shall be erected at designated access points to open space lots prohibiting pets from entering, leashed or not. • (PS) Loss of pets to native predators is likely, unless pets are contained on their owners' property. Trapping, shooting, or poisoning of native predators such as coyotes or bobcats shall be prohibited except by duly authorized	

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
BIOLOGICAL RESOURCES, cont...	state or county fish and game or animal control officers. • (PS) Stormwater runoff shall be filtered, where feasible, through appropriate oil and grease traps, installed at discharge points along the streets. • (PS) Stormwater discharge shall go through bio-filters, installed where feasible, to breakdown pesticides and minimize their flow into natural watercourses. • (PS) Common areas shall be treated only with "least toxic" pesticides (e.g. pyrethrum, neem extract), short-lived herbicides (e.g. Roundup), and low concentrations of fertilizers.	
CULTURAL RESOURCES The proposed Shadow Pines project will result in a minimum amount of impact to four recently identified historic archaeological sites (*Shadow Pines 2-5*) and a moderate impact to a fifth site (*Shadow Pines 1*) on the project site. While all impacts to cultural resources would occur on-site only, implementation of the project would result in an incremental cumulative impact to the cultural resources of the area. Items associated with Shadow Pines 6 were removed during the recent survey. If additional resources are identified, formal evaluation in accordance with CEQA. If significant remains to be uncovered, evaluation in the form of a Phase II testing program must be completed. If avoidance is not possible, a Phase II archaeological testing program must be completed to ascertain	The following project-specific (PS) and standard (S) mitigation measures shall be implemented to reduce the project-related individual and cumulative impacts to a level that is less than significant. • (PS) Archaeological monitoring shall be required during grading or other project related ground alteration activities in areas of *Shadow Pines 2-5*. • (PS) *Shadow Pines 1*, is a potentially significant resource and shall be avoided. If avoidance is not feasible, a Phase II testing program to determine the nature, extent, and significance of the site shall be undertaken. All investigations of *Shadow Pines 1* shall be conducted in accordance with CEQA guidelines. • (S) In the event that cultural resources (as identified by the onsite archaeologist) are encountered during grading, such activity in the affected area(s) shall cease and the appropriate local archaeological agency (UCLA Archaeological Survey) shall be notified immediately. Grading activity in the affected area(s) will continue only after the cultural resources are properly assessed and subsequent recommendations are executed as determined by an archaeologist onsite. • (S) In accordance with *CEQA Guidelines*, Appendix K-VIII and California Public Resources Code Section 5097.98, in the event of discovery or recognition of human remains, all development in the affected area(s) will	**Less Than Significant**

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SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
CULTURAL RESOURCES, cont.. the significance and/or importance of this site prior to project implementation.	cease immediately, and a Native American Indian advisor for the local Indian tribe, along with the Native American Heritage Commission, and other appropriate agencies will be contacted. The area(s) shall remain restricted until the human remains are legally and ethically dealt with by the appropriate authorities.	
VISUAL QUALITIES Implementation of the project as proposed would result in the conversion of 268.7-acres of the site from natural open space foothill terrain to residential development and parkland. Approximately 279.4 acres of the site would remain as dedicated open-space. Potential visual impacts would stem from the loss of undeveloped open space on those portions of the site that would be transformed to urban uses.	With the proximity of the proposed project to the freeway, landscaping, architectural design, and structure placement represent the best available means to minimize visual effects associated with the proposed residential uses. As such, the following standard (S) and project-specific (PS) mitigation's are required to reduce the potential individual and cumulative visual impacts associated with the proposed project. However, visual impacts may remain significant after mitigation. • (S) Manufactured slopes shall be landscaped with native and /or County-approved non-invasive plants that would most closely match natural vegetation in stature, color, and texture, as feasible under the Fuel Modification Guidelines. • (S) Taller shrubs and trees should be planted in naturally appearing patterns near downslope edges of pads to conceal and disguise the geometrical shapes of manufactured slopes. • (PS) Residential structures of lots located atop the highest manufactured slopes, with freeway-oriented rear yards, (lots 483-486, and lots 507-521) shall be sited with minimum front yard setbacks to maximize setbacks from the backyard edges of pads to lessen potential visibility of structure walls. • (PS) Lots 18, 29, 30, 42, and 43 shall be deed restricted from any major alteration of the natural topography of the main ridgeline beyond the initial graded pad in order to maintain view of that ridge. • (PS) Residential structures shall be sited, to the extent feasible, so that the side walls lowest in height and/or which exhibit the least massing effect, are oriented in downhill directions; and that roof slopes mirror as closely as feasible the prevailing slope of the prevailing terrain. • (S) Natural building materials and colors compatible with surrounding	Significant

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
VISUAL QUALITIES, cont...	terrain (earth tones and non-reflective paints) shall be used on exterior surfaces of all structures, including water tanks, walls, and fences. • (PS) Understories and retaining walls higher that six (6) feet shall be in tones compatible with the surrounding terrain using textured materials or construction methods which create a textured effect. Native vegetation to screen retaining walls shall be planted, as may be consistent with fire safety. • (PS) Project night-lighting for streets, parkways, pedestrian walkways, and other public use areas shall be hooded, directed, and/or of limited heights to minimize night-time light spill-over effects, while meeting public safety concerns. • (PS) Lighting planned for the proposed park near the Spring Canyon road freeway underpass shall be limited to low, directed, and/or hooded lighting of parking areas, activity areas, and walkways sufficient for maintaining security of facilities and assurance of public safety. Tall lighting standards designed to permit night-time group use of park facilities, which could result in glare to the freeway shall not be permitted.	
TRAFFIC AND ACCESS No significant project impacts are anticipated for the three intersections within the County (i.e., Soledad Canyon Road and State Route 14 Westbound Ramps; Soledad Canyon Road and State Route 14 Eastbound Ramps; and Soledad Canyon Road and Spring Canyon Road). A significant project impact is anticipated for the two-lane roadway segment of Soledad Canyon Road between Spring Canyon Road and State Route 14 (LOS E during the A.M. peak hour). The potential for signalization of both	Implementation of the following mitigation measures will reduce the project individual and cumulative impacts to a less than significant level. Mitigation Measures for Project Impacts-County of Los Angeles: *Soledad Canyon Road and State Route 14 Westbound Ramps* • The project developer shall install a traffic signal at this location. The project should be given a credit against fees paid to the "District" within which this signal has previously been identified. *Soledad Canyon Road and State Route 14 Eastbound Ramps* • The project developer shall install a traffic signal at this location. The	**Less Than Significant**

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
TRAFFIC AND ACCESS, cont.. the Soledad Canyon Road and State Route 14 eastbound and westbound ramps has been identified, even though the LOS for both locations is anticipated to remain within the acceptable range during the A.M. and P.M. peak hours. A significant project impact may occur at the intersection of Soledad Canyon Road and the State Route 14 westbound on/off ramps east of Sand Canyon Road (i.e., a projected LOS E during the P.M. peak hour). A significant project impact may occur at the intersection of Soledad Canyon Road and Sand Canyon Road (i.e., projected LOS C during the A.M. peak hour, and LOS E during the P.M. peak hour). The potential for signalization of the intersections of Soledad Canyon Road/Oak Springs Road, and Soledad Canyon Road/Flower Park Drive has been identified for existing conditions (i.e., without project). The potential for signalization of the intersection of Soledad Canyon Road/Poppy Meadow Street has been identified for existing plus year 2005 ambient conditions (year 2005 without project).	project should be given a credit against fees paid to the "District" within which this signal has previously been identified. *Soledad Canyon Road and Spring Canyon Road* • The project applicant proposes to install a new traffic signal and widen the intersection to provide an eastbound left turn lane and through lane and a westbound right turn lane and through lane. The extent of widening will provide for sight distance along Soledad Canyon Road for a 60 mph design speed. Mitigation Measures for Cumulative Impacts - County of Los Angeles: *Soledad Canyon Road and State Route 14 Eastbound On-Off Ramps* • The mitigation measure for this location is the restriping within the existing intersection to provide two northbound through lanes in lieu of the single northbound through lane that currently exists. These two lanes shall be carried north of the intersection under the freeway bridge to join two northbound lanes which currently exist. This project shall pay a fair share of the costs of this intersection improvement. *Soledad Canyon Road (State Route 14 to Spring Canyon Road)* • The mitigation measure for this roadway is to improve the facility to a three-lane roadway section (two lanes westbound, and one lane eastbound) between State Route 14 and Spring Canyon Road. Traffic hour supports this 3-lane versus 4-lane proposal. Mitigation Measures for Project Impacts - City of Santa Clarita: *Soledad Canyon Road and Sand Canyon Road* • The mitigation for this location is identical to the cumulative mitigation	

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SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
TRAFFIC AND ACCESS, cont.. *Transit Trips-* The project site is within one mile of fixed route transit services, but no with ¼ mile of either a Congestion Management Program (CMP) transit center or a CMP transit corridor, transit trip are estimated at 3.5% of the total 8,478 person trips per day. This translates into approximately 297 transit trips per day, including 31 and 19 trips during the A.M. and P.M. peak hours, respectively.	measure for this location described below. *Soledad Canyon Road and State Route 14 Westbound On-Off Ramps East of Sand Canyon Road* • The mitigation measure for this location is the installation of dual westbound left turn lanes and protected left turn phasing to replace the current single lane westbound unprotected left turn. This measure shall require removal of the existing bike lane on the north side within the intersection area and restriping within the north barrel of the divided roadway to provide the additional westbound left turn lane while retaining two westbound through lanes. Mitigation Measures for Cumulative Impacts-City of Santa Clarita: *Soledad Canyon Road and Sand Canyon Road* • The mitigation measure for this location is the installation of dual northbound left turn lanes in place of the existing single northbound left turn lane. This modification shall involve restriping within the existing roadway on both the north and south legs of the intersection. This project shall pay a fair share of the costs of this intersection improvement. • (PS) Transit bus turnout shall be provided along Valley Canyon Road as part of the project.	
SEWAGE DISPOSAL Implementation of the proposed project would require annexation of the project into the Department of Public Work's consolidated Sewer Maintenance District and L.A. County Sanitation District No. 26. The 542 single family	The following standard (S) and project-specific (PS) mitigation measures shall insure that the proposed project's individual and cumulative impacts are less than significant to the Newhall County Water District local sewer system and the County Sanitation District's SCVJSS: • (S) The applicant shall pay the appropriate sewage annexation and	**Less Than Significant**

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
SEWAGE DISPOSAL, cont.. units proposed would generate approximately 140,920 gallons per day (gpd) or 0.14 mgd of sewage. The project would also add wastewater to the local, Newhall County Water District-maintained sewer lines for conveyance to the County Sanitation District's trunk line.	connection fees to the Los Angeles County Department of Public Works Water Works and Sewer Maintenance Division and County of Los Angeles Sanitation District prior to sewerage service commencement. • (PS) The applicant is currently participating in the Joint Construction Agreement and will contribute a fair-share of the funding required (approximately $1 million) to build the Soledad Canyon Road/Shadow Pines Boulevard sewer pump station and new lines along Soledad Canyon Road. • (S) Connection fees shall be paid, as necessary, to the Newhall County Water District for impacts to the local sewer lines that are owned and operated by that agency.	
EDUCATION It is estimated that the proposed project will generate 216 elementary school students, 54 junior high students, and 102 high school students.	The following mitigation measures are required to reduce significant impacts to the Sulphur Springs School District and the William S. Hart Union High School District: • (S) The applicant shall pay Senate Bill (SB) 50 school impact fees (currently $1.93 per habitable square foot for single-family dwelling unit) to the William S. Hart Union School District. The total amount of the school impact fees shall be determined at the time of payment, prior to issuance of the building permits. • (S) The applicant provide a ±9.0-acre, graded elementary school site immediately adjacent to the project site; or shall pay sufficient school impact fees to the Sulphur Spring School District; whichever is agreed to by the District.	**Less Than Significant**
SHERIFF PROTECTION Development of the proposed project site would generate additional residents, pedestrians, and vehicular traffic in the project area. This in turn would result in increased demands for the law enforcement and protection services.	Implementation of the following project-specific (PS) mitigation will reduce the proposed project's individual and cumulative impacts to a less than significant level: • (PS) The applicant shall provide space for a Los Angeles County Sheriff's Department sub-station on the L.A. County Fire station lot that is part of the proposed project design.	**Less Than Significant**

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SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
WATER SERVICES *Water Supply-* Implementation and buildout of the proposed project would result in water service demand of approximately 488 acre-feet per year in the jurisdiction of the Newhall County Water District. *Water Infrastructure-* Although water supply is considered adequate to accommodate the proposed project, supply infrastructure needed to transport water to the site is currently insufficient	Implementation of the following standard (S) mitigation measure will reduce the project's potential individual and cumulative impacts on water service to a less than significant level: • (S) The applicant shall pay connection fees, as necessary, to the satisfaction of the Newhall County Water District. The fees shall be paid prior to water service connection. • (S) The applicant shall participate in any future funding mechanism, as necessary that is identified and implemented as part of the NCWD Master Water Plan for Pinetree Water System.	**Less Than Significant**
SOLID WASTE Upon buildout, the proposed residential uses would generate an estimated 4.6 tons of solid waste per day (approximately 1,675 tons per year). Project-related solid waste would represent an incremental increase in the volume of refuse requiring collection and disposal.	While the proposed project is not anticipated to have a significant impact on the overall waste-stream, the following mitigation measures are proposed to insure that project-related impacts remain less than significant. Each measure is identified as either "standard" or "project specific" by a "S" or "PS" in parentheses before the text: • (S) Future residential developments will participate in any feasible waste reduction plans that are implemented by the County in accordance with the ISWMP. Such programs may include curbside recycling, drop-off centers, and/or buyback centers. • (S) Removal of hazardous materials or waste from the project site will be conducted by a registered waste hauler. • (PS) New residents will be provided information on household hazardous wastes and the County's household hazardous waste "round-up" program. Homeowners will be required to review and sign a statement indicating that they have been informed of the typical hazardous materials associated with residential uses and that they acknowledge that no household hazardous materials will be disposed of for municipal refuse collection.	**Less Than Significant**

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
SOLID WASTE, cont..	• (PS) New residents will be provided with information on recycling through local drop-off and/or buyback centers to be provided in the new homebuyers information package at the time of purchase. • (PS) Where feasible, recycling containers shall be made available on-site during construction of the project for disposal of recyclable construction waste.	
ENVIRONMENTAL SAFETY Buildout of the proposed project would result in the location of 106 of the 542 single-family dwelling units north of the SCG easement. It crosses the SCG easement in one location and is anticipated to be constructed similarly to the existing surface grade of the easement.	The proposed project may result in a significant impact related to construction and short-term operational impacts. Cumulative impacts are not significant. The following mitigation measures are required to lessen impacts to a less than significant level: • (PS) The applicant shall conduct all construction activities within the easement according to the guidelines and requirements for such activities stipulated by the Southern California Gas Company. The Guidelines are included herein in Appendix C. • (S) Weight of heavy construction vehicles used at the project site shall be in compliance with Southern California Gas Company guidelines and requirements for heavy construction vehicles that work in the Southern California Gas Company easement and cross said easement.	**Less Than Significant**
RECREATION The proposed project includes 18.0 acres of passive parkland to serve its residents. Based on an average of 3.09 persons per household in the Santa Clarita Valley, the project's 542 new single-family residences would generate	Implementation of the following project-specific (PS) mitigation measure will result in a less than significant impact to recreational resources. • (PS) The project shall dedicate approximately 18.0 acres of private parkland (for passive recreation) on-site in order to satisfy the Quimby requirements for this project.	**Less Than Significant**

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
RECREATION, cont.. about 1,675 new residents. This would result in a ratio of about 11 acres of on-site parkland per 1,000 project residents.		
LIBRARY SERVICES The proposed project would result in an estimated population increase of 1,675 new residents. Project-related material items requirements are estimated at 3,350 items, and facility requirements would equal an additional 652 square feet of library space. The proposed project is estimated to have a total impact cost of $285,226, excluding land costs.	Implementation of all of the following standard (S) mitigation measures will bring the project-related individual and cumulative library services impacts to a less than significant level: • (S) The project proponent will comply with mitigation funding requirements that the County of Los Angeles has adopted in order to mitigate the proposed project's impacts to a level that is less than significant. The Board of Supervisors has adopted a permanent developer fee $583.00 for the Santa Clarita Valley. Utilizing this number, total mitigation fees to offset the proposed project's impacts, in terms of space requirements and additional library materials, are estimated at $315,986. The actual fee amount shall be calculated when the applicant pays this fee, prior to building permit issuance.	**Less Than Significant**

TABLE S-2

SUMMARY OF PROJECT ALTERNATIVE
V.T.T.M. 48086

Alternative 1 No Project	Alternative 2 265 SF. DU.	Alternative 3 460 SF. DU.
GEOTECHNICAL HAZARDS		
• Alternative 1 would not require any grading or landform modification.	• Implementation of this design would require grading and landform modification of approximately 210 acres of the site. • Potentially adverse geotechnical impacts associated with Alternative 2 are expected to remain the same as the proposed project due to slope instability and remedial grading of the development site.	• Alternative 3 would result in geotechnical impacts comparable to the proposed project. The exception is approximately 45 acres that would be left natural along the northeasterly portion of the ridge that separates Tapie and Spring Canyons. • Since the development envelope would be reduced, Alternative 3 is considered to result in less geotechnical impacts than the proposed project.
FLOOD HAZARD		
• On-site natural drainages would not be altered under Alternative 1. The potential flood hazard impacts to residents would not occur.	• Alternative 2 would result in the development of fewer residential units and, in turn, less impermeable surfaces to affect surface runoff rates and velocities. • The site would be subject to the same adverse impacts related to flood hazards as the proposed project due to the development area and the flood plains. The major storm drain improvements would still be required.	• Alternative 3 would result in the development of fewer residential units and, in turn, less impermeable surfaces to affect surface runoff rates and velocities. • The site would be subject to the same adverse impacts related to flood hazards as the proposed project. the major storm drain improvements would still be required.
FIRE HAZARD & PROTECTIVE SERVICES		
• This alternative would not increase existing demands for the various fire and emergency services provided by the Los Angeles County Fire Department (LACFD).	• Alternative 2 consists of 277 fewer residential units than the proposed project; therefore, demand for services would be less. • As with the proposed project, additional manpower, equipment, and facilities would	• The demand generated by Alternative 3 for fire protection services is considered less than the proposed project due to the decrease in units. • Additional manpower, equipment, and facilities may be required to service the

Alternative 1 No Project	Alternative 2 265 SF. DU.	Alternative 3 460 SF. DU.
FIRE HAZARD & PROTECTIVE SERVICES, cont...	be required to service the additional demand generated by this alternative. • The fire station lot would be offered under this alternative.	additional demand generated by this alternative. Because the LACFD's ability to meet additional demand is based on tax revenue generated by the alternative would assist in meeting demand. • The inclusion of a fire station lot under this alternative would further reduce impacts generated as result of buildout. Therefore, the impact upon fire protection resulting from development of Alternative 3 is considered less than the proposed project.
NOISE		
• Alternative 1 would not involve any grading or development on the project site. Therefore, there would be no noise impacts.	• Development of Alternative 2 would result in noise impacts typically associated with grading and construction. Therefore, construction noise impacts would be similar to those associated with the proposed project. • Implementation of this alternative would result in all residential uses having interior noise levels of CNEL 45 or less, which is acceptable in areas with exterior noise levels of CNEL 65 or greater.	• Development of Alternative 3 would result in noise impacts typically associated with grading and construction. These impacts are considered comparable to impacts expected from the proposed project since it is expected that site grading would require an identical mix of equipment operating over a similar geographic area. Therefore, construction noise impacts would be similar to those associated with the proposed project. • Implementation of this alternative would result in all residential uses having interior noise levels of CNEL 45 or less, which is acceptable in areas with exterior noise levels of CNEL 65 or greater.
AIR QUALITY		
• Adverse air quality impacts would not occur under Alternative 1. • No new traffic would be generated; therefore, no additional automobile-related air pollutant emissions (i.e., PM_{10}, CO, NOx, etc.) would occur.	• Alternative 2 would result in ±210 acres of development areas. This represents a 30% decrease in graded area over the proposed project. • Short-term construction related air quality impacts would be approximately 30% less	• Short-term air quality impacts during grading and construction would be reduced under Alternative 3 compared to the proposed project due to approximately 45 less acres to be graded and 82 less single family residential units to be constructed.

Alternative 1 No Project	Alternative 2 265 SF. DU.	Alternative 3 460 SF. DU.
AIR QUALITY, cont...	than the proposed project due to reduced grading quantity and construction time frame. • Long-term operational air quality impacts of Alternative 2 would result from stationary and mobile sources related to this alternative. The decrease in the number of vehicle trips (mobile emissions source) as well as the number of dwelling units (station emission sources) would be about 50% less than the proposed project. Therefore, long-term operational impacts associated with Alternative 2 are considered to be about 50% less than the proposed project. • Unmitigated levels in all emission categories would be less than the SCAQMD's significant threshold for Alternative 2 under long-term operational conditions.	• Long-term air quality impacts would also be less than the proposed project under Alternative 3 with less daily traffic generated and approximately 14% less development on the project site planned. • Unmitigated levels of PM_{10} and NOx would remain slightly higher than the SCAQMD's significant threshold for Alternative 3 under long-term operational conditions. With mitigation similar to the proposed project, emissions of NOx would be less than significant, but PM_{10} emissions would remain above the significant threshold.
BIOLOGICAL RESOURCES		
• No impacts related to biological resources (e.g., loss of natural habitat, impacts to sensitive wildlife, plant species, and on-site drainages) would result under Alternative 1. The two potential habitat linkages under the freeway would remain, as they currently exist.	• This alternative would to impact approximately 40 less acres of the site. Forty less acres of vegetation and habitat for plants and wildlife would be lost under this alternative, specifically, the upper reach along the Tapie/Spring Canyon ridge in the central portion of the project site. There would also be unquantifiably less mortality on wildlife under this alternative due to the project size reduction. • The increased contiguity of open space in the northeasterly portion of the project site under this alternative could allow for increased east to west wildlife movement	• This alternative will have an increase of 15% of dedicated open space than the proposed project. Fifteen percent less natural vegetation and habitat for plants and wildlife would be lost under this alternative, specifically, the upper reach along the Tapie/Spring Canyon ridge in the central portion of the project site. The potential mortality of wildlife may also be reduced under this alternative due to the reduction in project grading. • The increased contiguity of open space in the northeasterly portion of the project site under this alternative could allow for

Alternative 1 No Project	Alternative 2 265 SF. DU.	Alternative 3 460 SF. DU.
BIOLOGICAL RESOURCES, cont...	ability after development. Impacts associated with wildlife movement from north to south movement would remain the same as the proposed project. • Indirect biological impacts, including loss of habitat to brush clearance, human encroachment and introduction of non-native predators, would be reduced under Alternative 2 due to the reduced development footprint and number of dwelling units, less population generated under this alternative, and less dwelling units adjacent to open space areas.	increased east to west wildlife movement ability after development. Wildlife impacts associated with north to south movement would remain the same as the proposed project. • Indirect biological impacts, including loss of habitat to brush clearance, human encroachment and introduction of non-native predators, would be reduced under Alternative 3 due to the reduced development footprint and number of dwelling units, less population generated under this alternative, and less dwelling units adjacent to open space areas.
CULTURAL RESOURCES		
• Since no grading or development would occur under this alternative, disturbance or potential destruction of cultural resources identified on-site would not occur.	• Although there will be approximately 50% less dwelling units proposed under alternative 2, the clustering of development on the southern portion of the site would still result in the same amount of impact s to cultural resources than the proposed project due to lot size requirements of the existing SCVAP land-use designations. • Due to biological restrains, geotechnical constraints in northerly part of the site, and the preservation of upper Spring Canyon, avoidance of resource sites *Shadow Pines 1, 2,* and *5* would not be achieved under this alternative, avoidance of *Shadow Pines 3* and *4* would occur due to the reduced development envelope. Thus, impacts related to cultural resources would be less under Alternative 2 than the proposed project.	• Due to biological restrains, geotechnical constraints in northerly part of the site, and the preservation of upper Spring Canyon, avoidance of resource sites *Shadow Pines 1, 2,* and *5* would not be achieved under this alternative, avoidance of *Shadow Pines 3* and *4* would occur due to the reduced development envelope. Thus, impacts related to cultural resources would be less under Alternative 3 than the proposed project.

Alternative 1 No Project	Alternative 2 265 SF. DU.	Alternative 3 460 SF. DU.
VISUAL QUALITIES		
• Alternative 1 would not result in any landform alteration or the construction of dwelling units on the project site. No new visual impacts would occur as a result of implementation of Alternative 1.	• Buildout of this alternative would be within the same development envelope as the proposed project, with the exception of the main ridgeline between Tapie and Spring Canyons. • The development envelope has been pulled back along this ridgeline. The lots in this alternative are larger and it is anticipated that the houses would be larger and more widely spaced. • A visual barrier berm would be constructed along the 14 Freeway in the southwest corner of the site to shield the most prominent view of the site traveling northbound as one passes the Stonecrest development. The berm would be vegetated with native vegetation to present naturalistic view along this stretch of the freeway. • The reduction in lots along the northerly portion of that ridge would reduce the visual impacts in that portion of the site. As with the proposed project, the prominent ridgelines and peaks in the northerly and easterly portions of the site that frame the development would be preserved. Impacts related to visual qualities under Alternative 2 would be less than the proposed project.	• The 82 dwelling unit reduction under this alternative would lower the height of developed areas on the project site by 125 feet over the proposed development in the upper easterly reach of the development envelope along the upper ridge of Spring Canyon. • A visual barrier berm would be constructed along the 14 Freeway in the southwest corner of the site to shield the most prominent view of the site traveling northbound as one passes the Stonecrest development. The berm would be vegetated with native vegetation to present naturalistic view along this stretch of the freeway. • As with the proposed project, the prominent peaks and ridgelines in the most northerly and easterly portions of the site that frame the project would be preserved. Impacts related to visual qualities under Alternative 3 would be less than the proposed project.
TRAFFIC & ACCESS		
• The no-project alternative would not generate any new vehicular traffic. Access to the site would remain, as it currently exists.	• Access would still be provided via Spring Canyon Road via Soledad Canyon, as well as from two interior streets that are part of the westerly adjacent tract.	• Alternative 3 would result in the buildout of 82 less residential units than the proposed project. Less residential units would, in turn, generate less vehicle trips.

Alternative 1 No Project	Alternative 2 265 SF. DU.	Alternative 3 460 SF. DU.
TRAFFIC & ACCESS, cont.. ▪ No signal would be installed at Soledad Canyon Road/Spring Canyon Road, no improvements to the Spring Canyon Road underpass would be made, and the proposed widening of Soledad Canyon Road in the project vicinity would not occur.	▪ Alternative 2 would result in buildout of approximately 50% less residential units than the proposed project. Thus, it will reduce traffic trips in the area by approximately 50%, from 5,198 to 2,959. A negligible amount of traffic would be generated by the proposed future fire station, but no sheriff sub-station or school-related traffic would be generated.	▪ The decreased number in vehicle trips of Alternative 3, approximately 4412 trips per day for residential uses plus, 858 trips per day for the school and public service lots, would reduce traffic/access impacts by approximately 13%.
SEWAGE DESPOSAL		
• Alternative 1 would not result in the construction or operation of any uses that would generate wastewater.	• The 265 dwelling units assumed under Alternative 2 would generate 0.07 mgd of wastewater daily. This figure is half of the 0.14 mgd generated by the proposed project. • Thus, the impact of Alternative 2 related to sewage disposal is considered less than the proposed project.	• The 460 dwelling units assumed under Alternative 3 would generate 0.12 mgd of wastewater daily. This figure is 0.02 mgd less than the proposed project. • Thus, the sewage disposal impact generated under Alternative 3 would be less than the proposed project.
EDUCATION		
• No education impacts would occur under the "No-project" alternative. No elementary school site would be offered.	• The number of students generated by Alternative 2 who would attend the Sulphur Springs Elementary School District's schools serving the project site would be 105 students, or 111 fewer students than would be generated by the proposed project. • Alternative 2 would generate 78 students who would attend William S. Hart Union High School District schools; 78 fewer students than the proposed project. Thus, Alternative 2 would result in adverse impacts upon education that would be less than the proposed project.	• The number of students generated under Alternative 3 who would attend the Sulphur Springs Elementary School District's schools serving the project site would be 183 students; 33 fewer students than would be generated by the proposed project. • Alternative 3 would generate 138 students who would attend William S. Hart Union High School District schools, or 18 fewer students than the proposed project. Thus, Alternative 3 would result in adverse impacts upon education that would be less than the proposed project. • As with the proposed project, the 9-acre elementary school site would be offered as

Alternative 1 No Project	Alternative 2 265 SF. DU.	Alternative 3 460 SF. DU.
SHERIFF PROTECTION		
▪ Alternative 1 would not add a population that would demand additional sheriff protection services. Sheriff protective services would remain the same. No future sheriff sub-station would be offered.	▪ Alternative 2 would result in a resident population of 819 persons. This alternative would result in the need for less than one additional Sheriff's deputy, based on a planning ratio of one officer per 1,000 population. The tax revenue generated by the proposed project is considered to offset the Sheriff protection demand for this alternative. ▪ The demand for an additional deputy is one less deputy than what is demanded by the proposed project.	mitigation for this alternative. • Alternative 3 would result in a resident population of 1,421 persons. The alternative would result in the need for one to two additional Sheriff's deputies, based on a planning ratio of one deputy per 1,000 Population. • The tax revenue generated by the proposed project is considered to offset the Sheriff protection demand for this alternative. The demand for an additional one to two deputies is comparable to the proposed project; however, because the resident population of the Alternative 3 would be less than the proposed project, the demand for Sheriff protection services would be less as well. • Additionally, the inclusion of a sheriff sub station lot under this alternative would further reduce impacts generated as result of buildout.
WATER SERVICES		
• The No-Project alternative would not increase water demand at the project site.	• Water service demand generated by buildout and operation of Alternative 2 would be approximately 239 acre feet per year. This figure represents 249 acre feet per year less demand than the proposed project. • Therefore, water service demand impacts generated by Alternative 2 would be less than the proposed project.	• Water service demand generated by buildout and operation of Alternative 3 would be 414 acre feet per year. This figure represents 74 acre feet per year less demand than the proposed project. • Therefore, water service demand impacts generated by Alternative 3 would be less than the proposed project.

Alternative 1 No Project	Alternative 2 265 SF. DU.	Alternative 3 460 SF. DU.
SOLID WASTE		
• No new development or population would be generated at the project site that would generate solid waste	• The applicant would continue to contribute, although less, to the infrastructure improvements that the Newhall County Water District is implementing. • Alternative 2 would generate a resident population of 819 persons. • Yearly tonnage of solid waste generated by Alternative 2 would be one ton per person per year for a total of 819 tons of solid waste per year, or ±2 tons per day. These figures represent approximately 50% less solid waste generated by Alternative 2 than the proposed project. Therefore, it is considered that Alternative 2 would result in 50% less impacts related to solid waste than the proposed project.	• Alternative 3 would have a resident population of 1,421 persons. • Yearly tonnage of solid waste generated by Alternative 3 would be one ton per person per year for a total of 1,421 tons of solid waste per year, or 3.9 tons per day. These figures represent 254 tons per year, or 0.7 tons per day, less solid waste generated by Alternative 3 than the proposed project.
ENVIRONMENTAL SAFETY		
• Alternative 1 would not result in new development or associated population that could be exposed to environmental safety impacts of the natural gas transmission pipeline that traverses the project site.	• Alternative 2 would result in 265 residential units within a development envelope that is 40-acres smaller than the proposed project. Due to the increase lots sizes, less lots will be placed next to the gas line.	• Alternative 3 would locate 15 less lots alongside the Southern California Gas Company easement compared to the proposed project. • The reduction in lots would result in less exposure of residential population to potential environmental safety impacts of the on-site pipelines. • The environmental safety impact associated with Alternative 3 is considered slightly less than the proposed project.

Alternative 1 No Project	Alternative 2 265 SF. DU.	Alternative 3 460 SF. DU.
RECREATION		
• Alternative 1 would not result in an increase in population at the project site that would demand recreation resources in the Santa Clarita Valley area. The parks proposed under the Spring Canyon project would not be developed.	• Alternative 2 would generate a resident population of 819 persons. Because there will be approximately 50% less residential population under Alternative 2, the demand for resident parkland would also be less than demand generated by the proposed project. • The impact upon recreation associated with implementation and buildout of Alternative 2 would be less than the proposed project. Under both development plans, parklands shall be dedicated on-site.	• Alternative 3 would generate a resident population of 1,421 persons. This figure is 254 persons less than the proposed project. • Because resident population of Alternative 3 would be less than the proposed project, resident parkland demand for this alternative would be less than the resident parkland demand generated by the proposed project.
LIBRARY SERVICES		
• No additional population would be generated at the project site that would create additional demand for library services.	• The population associated with buildout and operation of Alternative 2 (819 persons) would demand 286 square feet additional library area and 178 additional library material items. These figures are about 50% less than the demand estimated for the proposed project. • The library service impact expected as a result of Alternative 2 is 50% less than the proposed project. As with the proposed project, established mitigation fees would be required to offset the demand.	• The population associated with buildout and operation of Alternative 3 (1,421 persons) would demand 497 square feet additional library area and 2,842 additional library material items. These figures are 155 square feet and 508 library material items less than the demand estimated for the proposed project. • The library service impact expected as a result of Alternative 3 is therefore less than the Proposed project.

1.0 INTRODUCTION

This Environmental Impact Report (EIR) has been prepared in conformance with the State of California Environmental Quality Act (CEQA) Guidelines and the County of Los Angeles environmental procedures. Data for the EIR was obtained from onsite field observation, discussions with affected agencies, analysis of adopted plans and policies, and specialized environmental studies. The objective of the EIR is to provide decision makers and the general public with a comprehensive and objective analysis of the environmental impacts of the proposed project and alternatives to the proposed plan.

The County of Los Angeles Department of Regional Planning (LACDRP) is the Lead Agency, as defined by CEQA, and is responsible for the preparation and certification of the EIR. In addition, various agencies of the County of Los Angeles and the State of California may have approval authority over the proposed project.

The LACDRP prepared an Initial Study for the proposed project and solicited public agency comments through the distribution of a Notice of Preparation (NOP). A copy of the Initial Study may be found in Appendix A of this document. A copy of the NOP and the comments received in response to the NOP are included in Appendix B.

The project applicant proposes the following development on the 548.1-acre site: 542 single family residential lots on approximately 211.4 acres; streets that would occupy 34.3 acres, a 3.2-acre fire station lot, a 1.8-acre sheriff sub-station lot, two park sites totaling 18.0 acres, and three open space lots that would occupy the remaining 279.4 acres of the property. In order to implement this development the following approvals are required;

- Vesting Tentative Tract Map 48086
- Conditional Use Permit 96-044
- Zone Change Case 96-044
- Oak Tree Permit 96-044
- General Plan Amendment

The CUP is required to address the proposed density controlled development, and development within a Hillside Management area of the

Los Angeles County General Plan. The zone change will allow for the conversion of 248.6 acres from A-2-1 (heavy agricultural) to R-1-6,000, R-1-7,000, R-1-8,000, R-1-15,000, and R-1-20,000 zoning (single-family residential). The remainder of the site, approximately 299.5 acres of A-2-1 will remain unchanged. The required Oak Tree Permit will address the potential impacts to the scrub oak trees on-site. Of the 255 ordinance-size scrub oaks originally surveyed for potential impact, four (4) trees that survived the wildfire are located in, or within 200-feet of, the project's development envelope[1]. Those four scrub oak trees (#49, #246, #251 & #252) are proposed for removal under the Oak Tree Permit application.

Currently, the County-Wide General Plan designates the site as "R" (Non-Urban). The requested amendment would allow approximately 161.9 acres of the site to be re-designated as "1" (Low Density Residential). The proposed amendment to the Santa Clarita Valley Area Plan would allow for approximately 161.9 acres of the site to be changed from the existing N2 (Non-Urban, one dwelling unit per acre) and HM (Hillside Management) designations to U1 (Urban 1, 1.1 to 3.3 dwelling units per acre).

The following environmental factors are analyzed in this DEIR:

- Geotechnical Hazards
- Fire Hazard & Protective Services
- Air Quality
- Cultural Resources
- Traffic & Access
- Education
- Water Services
- Environmental Safety
- Library Services
- Flood Hazard
- Noise
- Biological Resources
- Visual Qualities
- Sewage Disposal
- Sheriff Protection
- Solid Waste
- Recreation

[1] On-site Oak trees were originally surveyed in October 1990; a follow-up survey was conducted in September 1999 by the same biologist. See Appendix M.

2.0 PROJECT DESCRIPTION

Project Location

The proposed project site is located immediately north of the Antelope Valley Freeway and Soledad Canyon Road between Shadow Pines Boulevard and Agua Dulce Canyon Road in the northwest portion of unincorporated Los Angeles County. The site is situated approximately three-quarters of a mile east of the City of Santa Clarita. A Regional Location Map is provided as **Figure 2-1**.

The project site is bordered by single-family residences to the west and undeveloped lands to the north, east, and southeast (across the Antelope Valley Freeway). A commercial sand and gravel mining operation and a small trailer park are located south of the project site along the Santa Clara River. Local access to the site is currently available from Spring Canyon Road[1] via Soledad Canyon Road. **Figure 2-2** is a Vicinity Map that illustrates the project site from a local perspective. Proposed projects in the surrounding area include the Bee Canyon mobile home project, the Transit Mixed Concrete mining project, and an existing mining operation owned and operated by Curtis Sand and Gravel. The locations of these proposed projects are illustrated in **Figure 3-1** on page 3.4. All are located south of the proposed Spring Canyon project site, across the Antelope Valley Freeway. Additional information on these projects is provided in the Environmental Setting section of this document.

Statement of Objectives

The objectives of the proposed project are the development of the 548.1 acres Spring Canyon property for single-family residential uses, as well as provision of space for several public service agencies. The Vesting Tentative Tract Map (VTTM 48086) includes 542 single family residential lots, three open space lots, one future fire station lot, one future sheriff sub-station lot, and two park site lots. An elementary school site is also proposed. A reduced copy of V.T.T.M. 48086 is included herein as **Figure 2-3**, the Development Concept. The proposed school site is illustrated on the Conditional Use Permit "Exhibit A" map, as well as Figure 4.11-1, in the Education section of this document.

In order to implement the proposed project, the applicant is requesting a zone change (ZC 96-044) and a conditional use permit (CUP 96-044) for

[1] This road was recently re-named "Stonecrest Road", but appears as "Spring Canyon Road" on local maps and VTTM 48086.

the project, as well as amendments to the County-Wide General Plan (LACGP) and the local Santa Clarita Valley Area Plan (SCVAP). The zone change would facilitate the transition of approximately 245.7 acres of heavy agricultural-zoned land (A-2-1) to a combination of single-family residential zones including R-1-6,000, R-1-7,000, R-1-8,000, R-1-10,000, R-1-15,000, and R-1-20,000 zones. The proposed park sites, fire station lot, sheriff sub-station lot, and open space lots would retain the A-2-1 zoning designation. **Figure 2-5** illustrates the existing and proposed LACGP zoning designations.

The LACGP currently designates land uses on the site as "R" (Non-Urban) allowing a maximum of 273.0 dwelling units. The amendment would allow ±161.9 acres of the site to be re-designated as "1" (Low Density Residential), increasing the maximum number of allowable dwelling units to approximately 1,143 (see **Figure 2-8**). The proposed amendment to the Santa Clarita Valley Area Plan (SCVAP) would allow for those same ±161.9 acres of the site to be changed from the existing N2 (Non-Urban, one dwelling unit per acre) and HM (Hillside Management) designations to U1 (Urban 1, 1.1 to 3.3 dwelling units per acre). This amendment would allow an increase in the maximum number of dwelling units from 265.5 to 731.6. The existing and proposed land use designations are summarized in **Table 2.1**.

TABLE 2.1

EXISTING & PROPOSED LAND USE DESIGNATIONS

V.T.T.M. 48086

EXISITNG LAND USE DESIGNATION	AC	ALLOWABLE UNITS LOW	ALLOWABLE UNITS HIGH	PROPOSED LAND USE DESIGNATION	AC	ALLOWABLE UNITS LOW	ALLOWABLE UNITS HIGH
LACGP (R)	548.1	62.5	273.0	LACGP (1)	161.9	161.9	971.4
				LACGP (R)	386.2	40.9	171.6
Total:	548.1	62.5	273.0		548.1	202.8	1,143
SCVAP (N2)	129.8	54.2	107.3	SCVAP (U1)	161.9	178.1	534.3
SCVAP (HM)	418.3	158.2	158.2	SCVAP (N2)	67.5	27	53.3
				SCVAP (HM)	318.7	144	247.8
Total	548.1	212.4	265.5		548.1	349.1	731.6

The CUP is required to allow grading within the designated Hillside Management areas and for density controlled developments. The applicant is requesting the CUP in order to concentrate development in mostly the southern and westerly portions of the property. The existing and proposed

SCVAP land use designations are illustrated in **Figures 2-6** and **2-7**, respectively. The existing and proposed LACGP land use designations are illustrated in **Figure 2-8**.

Project Characteristics

The Spring Canyon project includes 542 single-family residential units, one future fire station lot, one future sheriff sub-station lot, two park sites, one elementary school site (adjacent, but off-site), and three designated open space lots. Major infrastructure improvements would be constructed in association with project implementation. **Table 2.2** provides a summary of the conceptual land uses proposed for the project, which are discussed in greater detail below.

Residential

Residential uses, including streets, would occupy approximately 245.7 acres of the site. Access to the project site would be provided from Spring Canyon Road (via Soledad Canyon Road) and Valley Canyon Road (via Spring Canyon Road and Sequoia Road or Yellow Stone Lane in westerly Tract 36943). Additional access will be provided by proposed "E" Street in the north-westerly corner of the site, where it will connect to the roadway system of the adjacent, under-construction Tract 36943. Internal road widths include a range from 58 feet for the smaller cul-de-sacs, 60 feet for some of the interior streets, and 64 feet for the main collector roads. All streets will be offered to the County of Los Angeles for dedication as public streets.

The site is characterized by two main canyons, Tapie Canyon in the west and Spring Canyon in the easterly portion of the site (see **Figure 3-1**). The two canyons are separated by a dominant north-south trending ridgeline that practically bisects the property. The two drainages converge in the southwesterly portion of the site. The majority of the 542 residential lots are proposed to be constructed in the south-central portion of the site along slopes, ridgelines and flatter portions of both Tapie and Spring Canyons. The remainder of the residential lots trend northerly along the main ridgeline into two large proposed open space lots. As illustrated in **Figure 2-3**, the project has been designed to avoid the majority of the flowline and upper reaches of Spring Canyon, as well as the upper half of Tapie Canyon and it's tributary canyons.

TABLE 2.2

LAND USE CONCEPT

V.T.T.M. 48086

LAND USE	UNITS	NUMBER OF LOTS	ACRES	PERCENT OF SITE
Single-family	542	542	211.4	39%
Park Sites	n/a	2	18.0	3%
Fire Station lot	n/a	1	3.2	0.5%
Sheriff Sub-station	n/a	1	1.8	0.3%
Open Space	n/a	3	279.4	51%
Streets	n/a	n/a	34.3	6.2%
Total	542	549	548.1	100%

Notes: Lot areas are gross acreage.
Percents are rounded up to the next whole number.
Acreage's and total square feet are approximate numbers.

Recreation

The proposed project includes two private park sites that total approximately 18.0 acres. One of the two parks, Lot 545, would be located northwest of the Spring Canyon Road/Valley Canyon Road intersection in the southern portion of the property. This park would occupy approximately 0.9 acres of land. The second park (Lot 549) is proposed to cover 17.1 acres and would be located north of Gas Line Road in the center of the property. Both parks are anticipated to be developed as passive recreation areas.

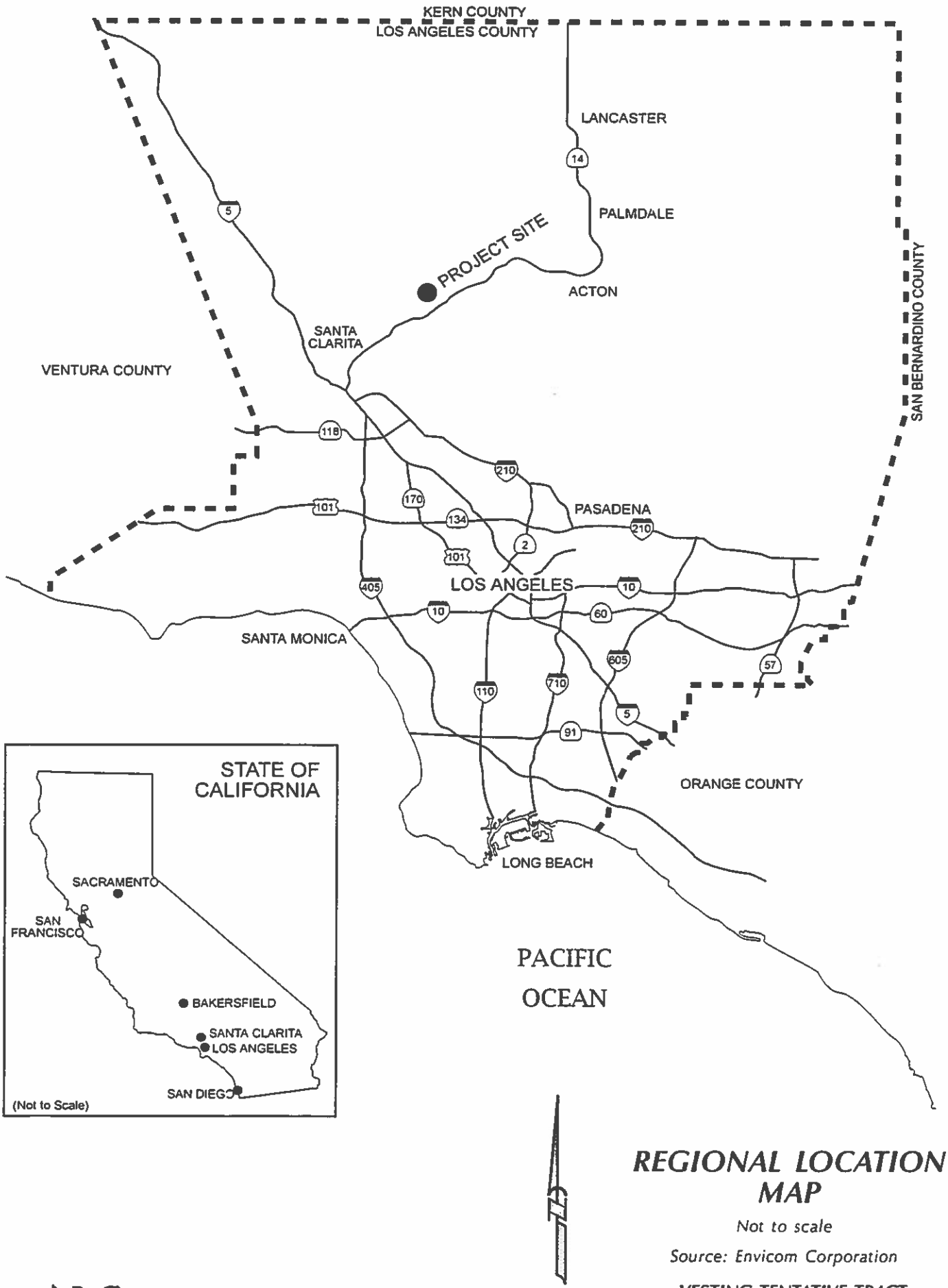
Future Fire Station Lot

A 3.2±-acre lot is proposed just northwest of the intersection of Spring Canyon Road and Valley Canyon Road. The site will include a ±48,000 square-foot graded pad for a future fire station.

Future Sheriff Sub-Station Lot

A 1.8±-acre lot is proposed northwest of the intersection of Spring Canyon Road and Valley Canyon Road. The site is adjacent to the future fire station lot and would include a 46,500 square-foot graded pad for a future sheriff sub-station.

Figure 2-1



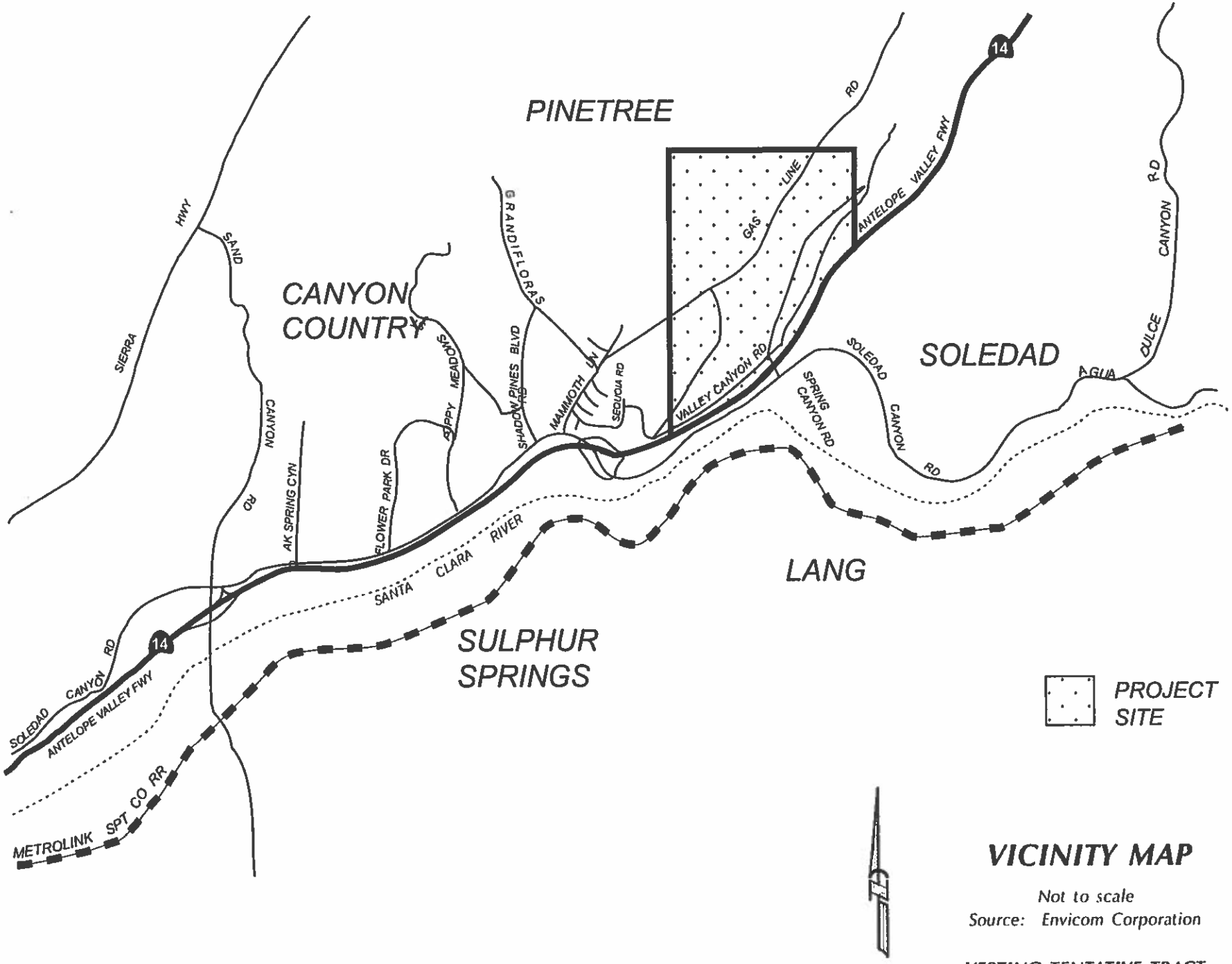
REGIONAL LOCATION MAP

Not to scale

Source: Envicom Corporation

LDC

VESTING TENTATIVE TRACT MAP NO. 48086

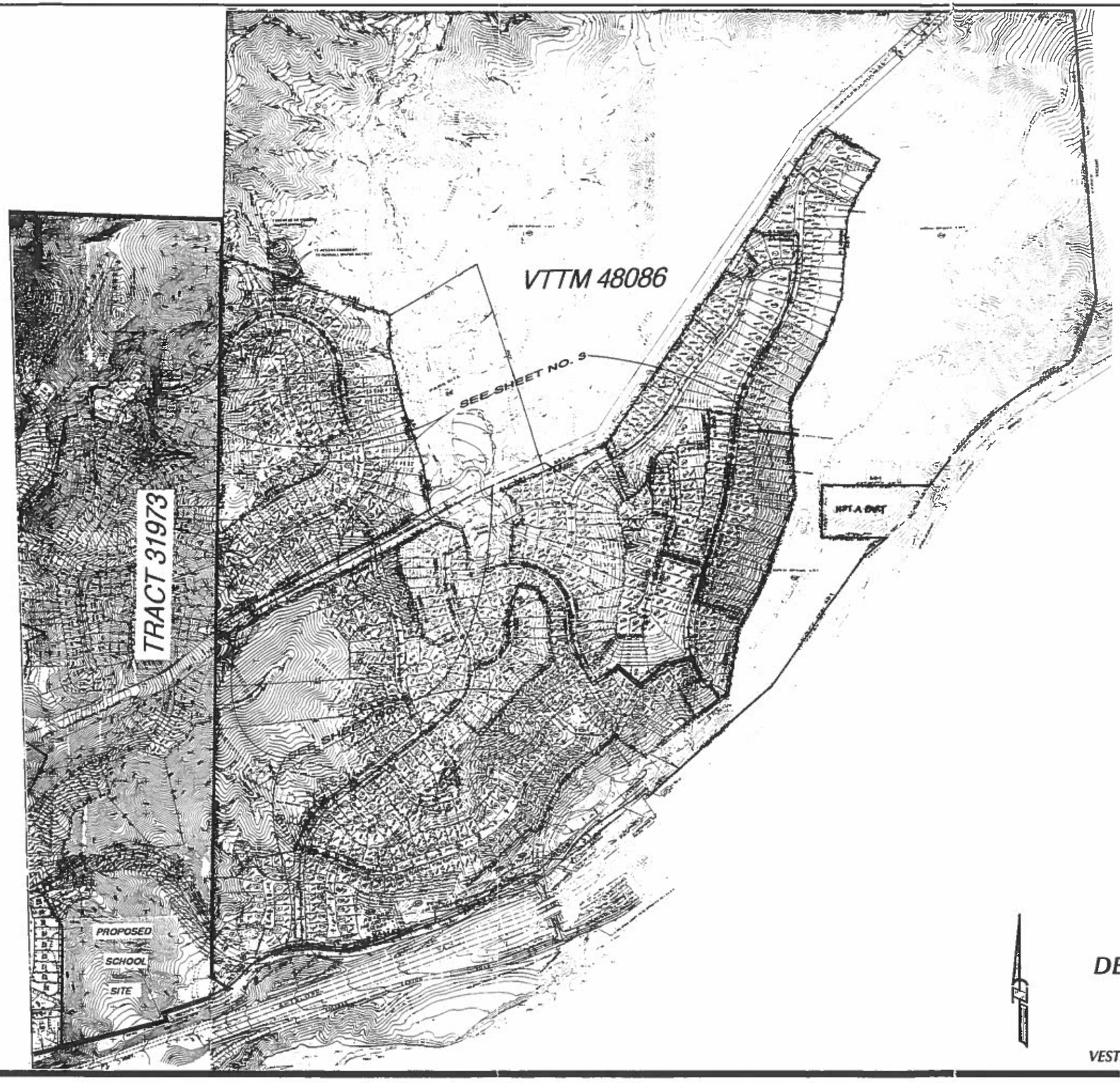


VICINITY MAP

Not to scale
Source: Envicom Corporation

VESTING TENTATIVE TRACT MAP NO. 48086

Figure 2-2



DEVELOPMENT CONCEPT

Not to Scale

VESTING TENTATIVE TRACT MAP NO. 48086

Open Space

The proposed project includes three open space lots that total 279.4 acres, or 51 percent of the site. The three open space parcels are proposed to surround the majority of the residential lots, and would be located in the northern, eastern, and southwestern portions of the site. The largest two open space areas (Lots 547 and 548) are connected and total 278.6 acres. They would provide natural buffers to the Antelope Valley Freeway to the east and south-southeast, and to the scattered existing single family units to the northwest. In addition to providing a natural backdrop of undisturbed ridges and valleys, the open space areas are also being preserved in an effort to retain large, natural wildlife habitat areas on-site.

In addition to the dedicated open space areas, proposed western Lots 29, 30, 42, and 43 in Phase II of the development occupy approximately 21 acres of natural open space, but have combined pad areas of only about 0.9 acres. The remaining ±20 acres of those lots are proposed to be deed restricted from future development and will not be graded. Therefore, aside from the thinning requirements of the Fire Department for fuel modification purposes (up to ±150 feet from the proposed homes), the remaining ±20 acres of those lots would remain natural and could function as additional wildlife habitat for more urban-tolerant species. The 100-foot wide, unimproved gas line easement connects the natural areas of these lots to the proposed open space lots.

Infrastructure, Grading, etc.

A variety of infrastructure improvements would be required to accommodate the proposed residential development. A combination of public streets and cul-de-sacs, occupying approximately 34.3 acres, are proposed to serve the site. Utilities such as water supply, sewage disposal, natural gas and electricity would be expanded to provide for the proposed uses. Water services would be provided by the Newhall County Water District (NCWD). Local sewer services would be provided through annexation into the Newhall County Water District and/or Los Angeles County Public Works, Waterworks and Sanitation Management District. Regional sewer services would be provided through annexation into the Los Angeles County Sanitation District 26. Natural gas and electricity service would be provided by the Southern California Gas Company and Southern California Edison Company, respectively.

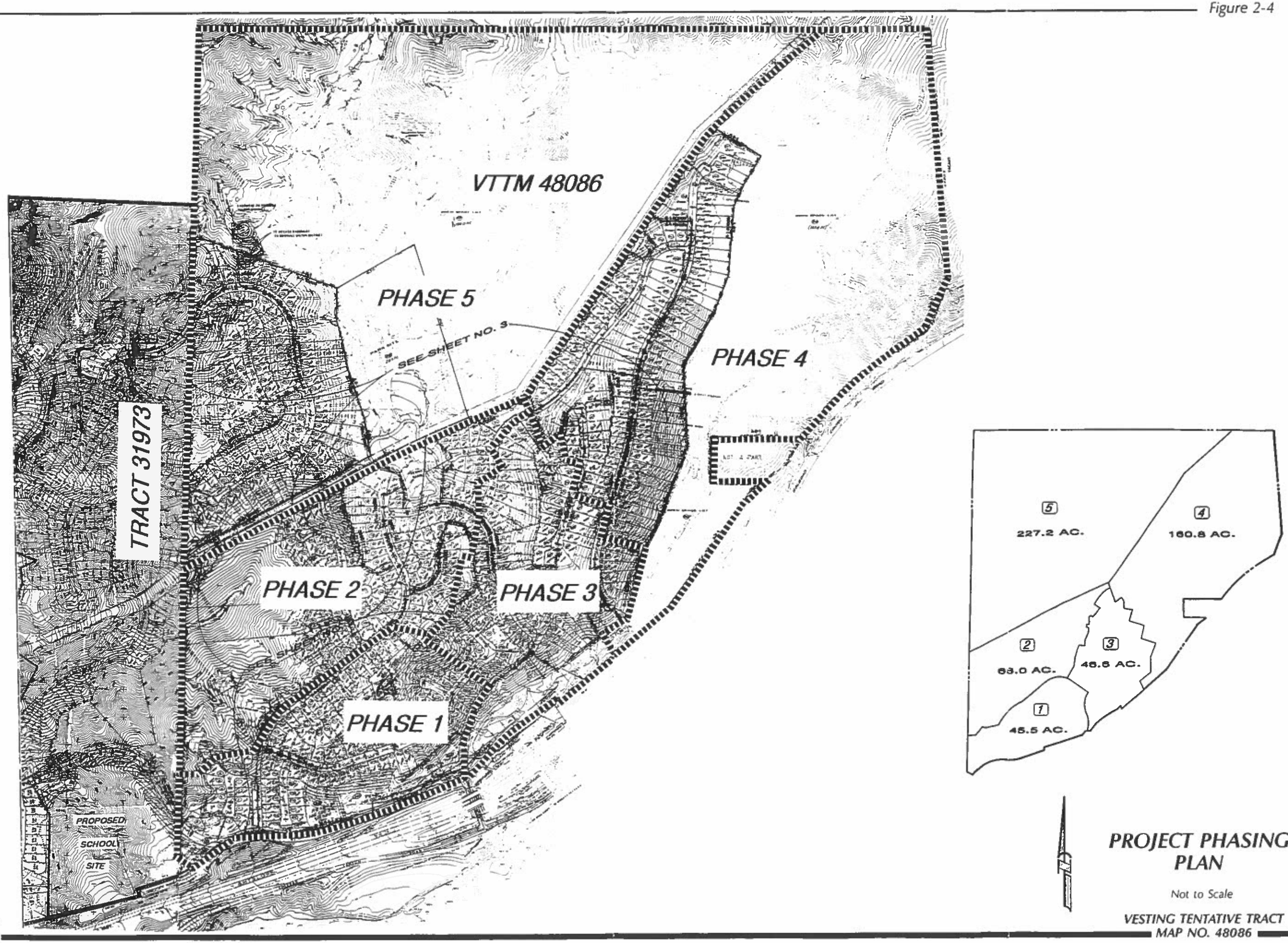
The project applicant is participating in a Joint Construction Agreement that has been reached between developers in the area to improve the local NCWD sewer system. More information on the improvements being

provided under this agreement is available in the Sewer Disposal section of this DEIR.

Extensive on-site grading would be required to provide level building pads, the internal roadway network, and associated infrastructure. Grading is proposed to be balanced on-site, with 4.2 million cubic yards of cut and 4.2 million cubic yards of fill. Grading would include ±18 feet of cut and fill for lowering ridges, cutting and re-contouring slopes, removal of undesirable soils, and compacting fill materials in intervening valleys. Maximum slope gradients would be 2:1 for all slopes with the exception of 1.5:1 slope gradient for side yard slopes less than 10 feet in height.

The existing 100-foot wide Gas Line Road (unimproved) easement that diagonally traverses the central portion of the site will remain as an easement to the Southern California Gas Company. The easement contains two, buried 30-inch natural gas transmission pipelines.

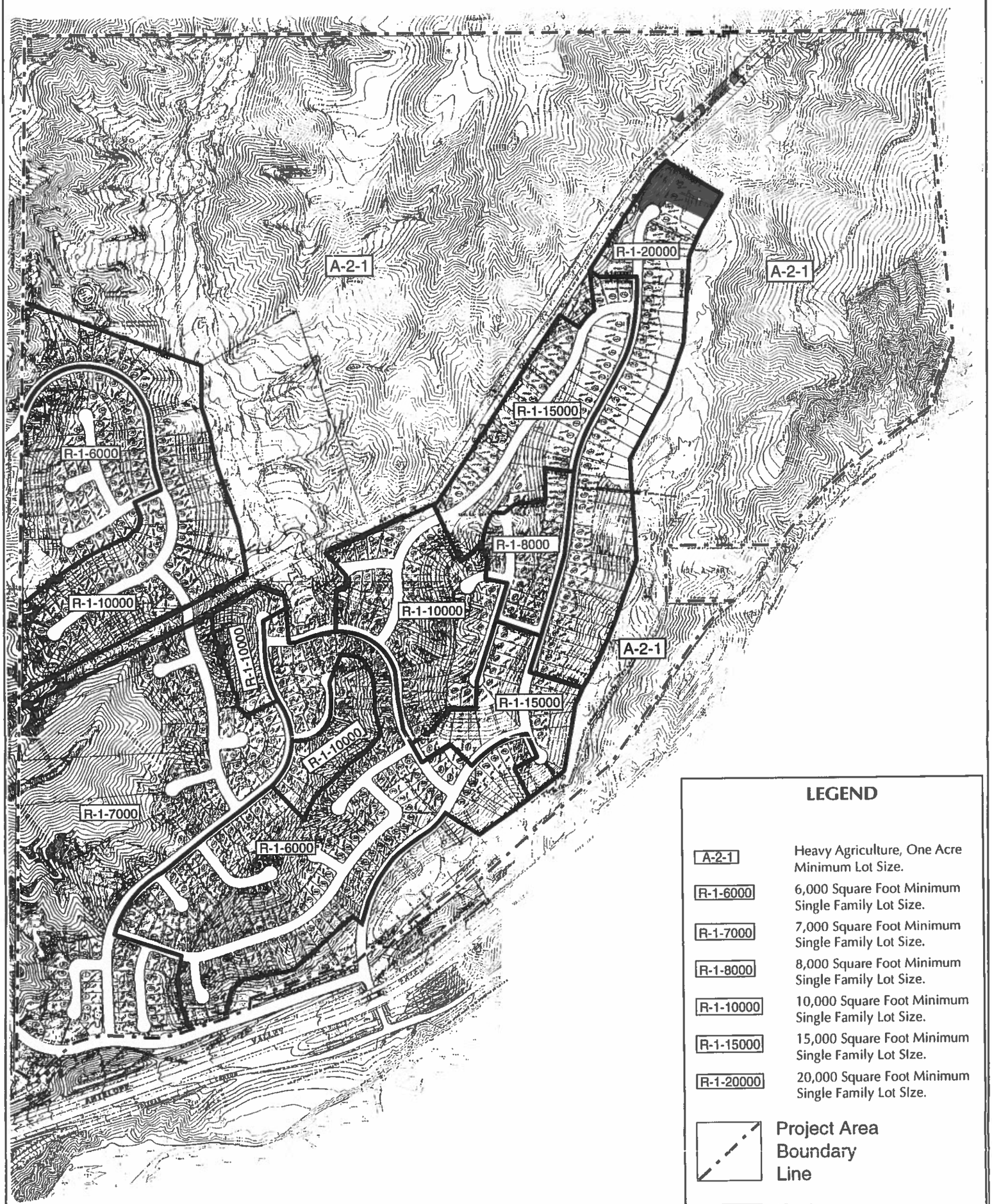
A water tank is proposed to be located off-site adjacent to, and west of, the northwestern portion of the site at an elevation of 2,251 feet msl. An alternate water tank site is also proposed to be located at the northwest portion of the site at an elevation of 2,083 feet above mean sea level (msl). If necessary, the alternate water tank site would be accessed by a 20-foot water purveyor easement road that may reach up to 15 percent grade.



PROJECT PHASING PLAN

Not to Scale

VESTING TENTATIVE TRACT MAP NO. 48086



LEGEND

A-2-1	Heavy Agriculture, One Acre Minimum Lot Size.
R-1-6000	6,000 Square Foot Minimum Single Family Lot Size.
R-1-7000	7,000 Square Foot Minimum Single Family Lot Size.
R-1-8000	8,000 Square Foot Minimum Single Family Lot Size.
R-1-10000	10,000 Square Foot Minimum Single Family Lot Size.
R-1-15000	15,000 Square Foot Minimum Single Family Lot SIze.
R-1-20000	20,000 Square Foot Minimum Single Family Lot SIze.

Project Area Boundary Line

Zoning Boundaries

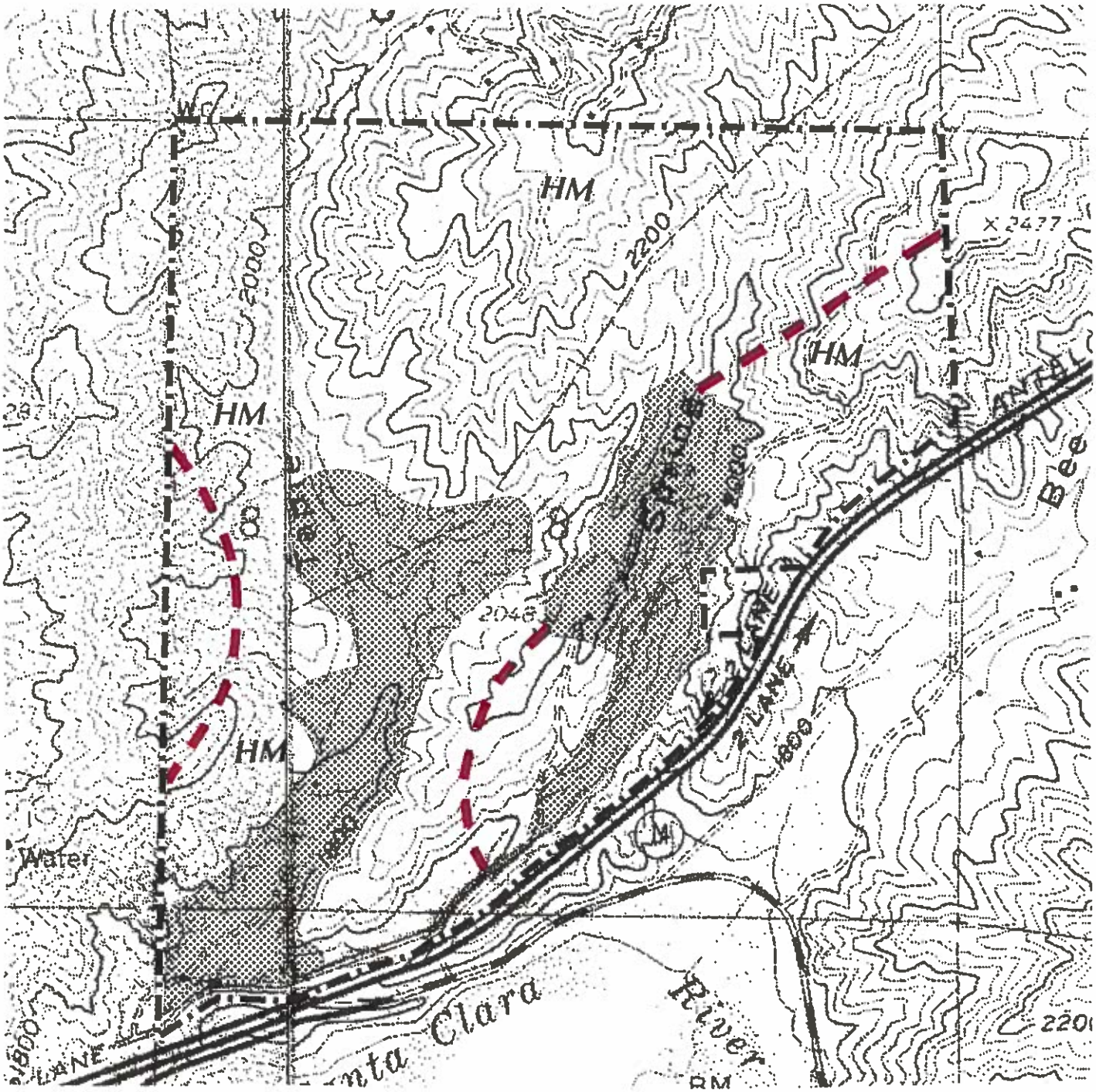
Note: *Existing Zoning is A-2-1 over the entire site.*

Figure 2-5

PROPOSED LACGP ZONING

Not to scale

VESTING TENTATIVE TRACT MAP NO. 48086



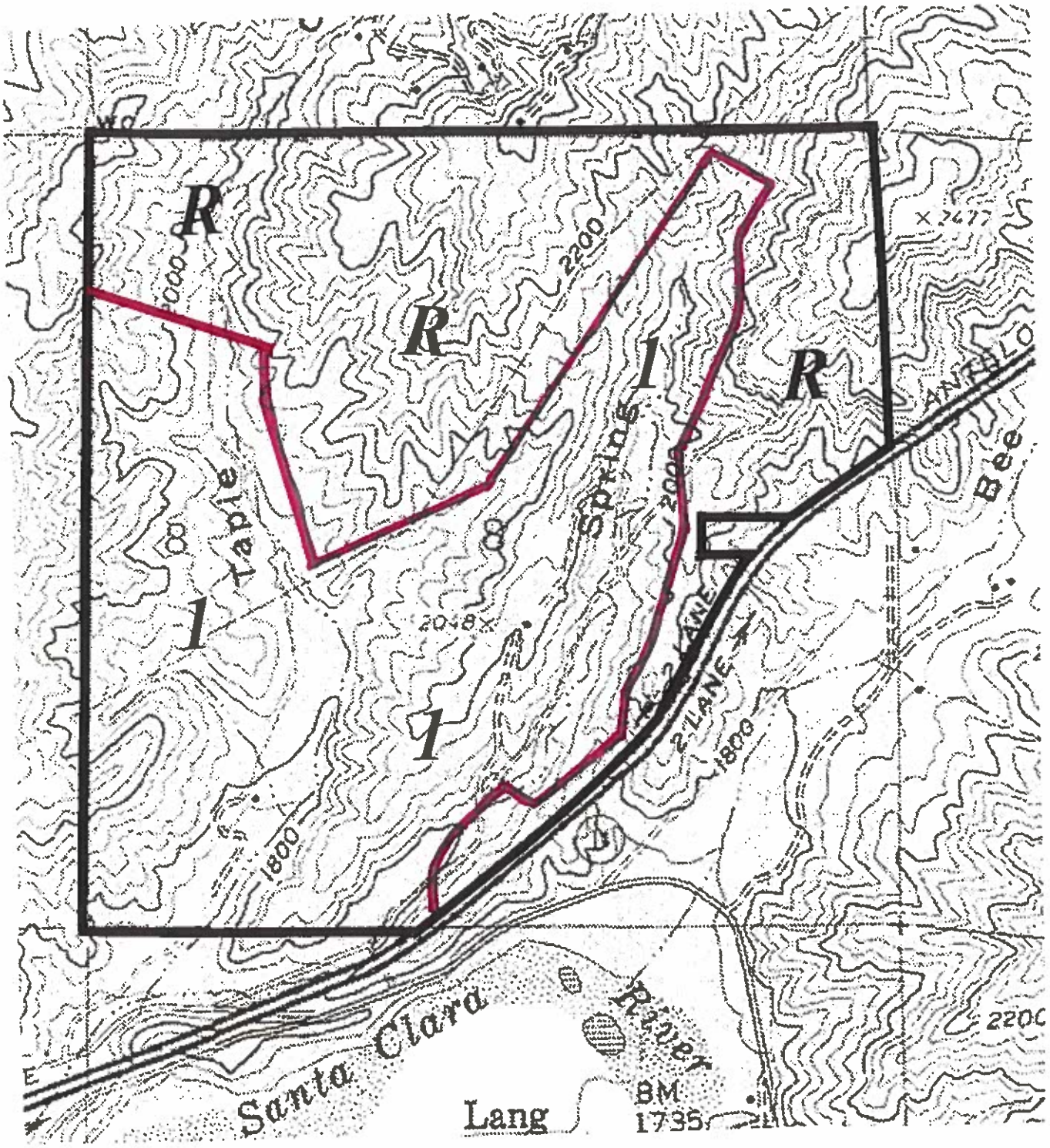
- Project Area Boundary
- Existing Land Use Designation N-2
- Existing ¼ Mile Line from Urban Land Use Designation
- HM - Hillside Management

EXISTING SCVAP LAND USE DESIGNATIONS

Not to scale

Source: Santa Clarita Valley Area Plan (Last amended- March 23, 1992)


HM
HM
HM



LEGEND:	
R	- EXISTING LACGP LAND USE
1	- PROPOSED LACGP LAND USE

EXISTING & PROPOSED LACGP LAND USE DESIGNATIONS

Not to scale

VESTING TENTATIVE TRACT MAP NO. 48086

3.0 ENVIRONMENTAL SETTING

Existing Conditions

Regional Setting

The currently vacant proposed project site (V.T.T.M. 48086) is located in an unincorporated area of northern Los Angeles County. Specifically, it is located immediately north of the Antelope Valley Freeway (14 Freeway) in the northeastern portion of the Santa Clarita Valley, east of the communities of Canyon Country and Pinetree. Additional communities in the area include Mint Canyon to the west, Agua Dulce to the northeast, and Acton to the east. Existing land uses in the vicinity of the project site include single-family residences to the west, vacant lands to the north, east, and southeast (across the Antelope Valley Freeway), and a trailer park and sand and gravel mining operations to the south. The Santa Clara river and Angeles National Forest lands also occur to the south. Land uses in the vicinity of the proposed project site are illustrated in aerial photograph, **Figure 3-1**.

Existing roadways near the project site include the Antelope Valley Freeway and Soledad Canyon Road to the south, Shadow Pines Boulevard and Mammoth Lane to the west, and Agua Dulce Canyon Road to the east. The site is currently accessed from Spring Canyon Road (which passes beneath the 14 Freeway) via Soledad Canyon Road. The Southern Pacific Transportation Company Railroad is located to the south of the project site, traveling in an east-west direction along the southern bank of the Santa Clara River.

The Santa Clarita Valley is surrounded by the Sierra Pelona Mountains to the north, the San Gabriel Mountains to the south and east, and the Santa Susana Mountains to the south and west. Portions of the Angeles National Forest border the valley on the north and east. The Santa Clara River is the primary drainage course of the region, flowing westward to Ventura along the northern portion of the valley. Major tributaries to the Santa Clara River in the valley include Bee Canyon, Sand Canyon, Mint Canyon, Bouquet Canyon, Dry Canyon, San Francisquito Canyon, South Fork Santa Clara River, and Castaic Creek. The proposed project is located just west of Bee Canyon, north of the Santa Clara River. Within the project boundary, Tapie and Spring Canyons are north-south trending ephemeral drainages that contribute as minor tributaries to the Santa Clara River.

Elevations in the Santa Clarita Valley range from approximately 1,000 feet above sea level along the Santa Clara River near Castaic Junction to approximately 3,200 feet at some of the higher hillside ridgelines near Pico and Towsley Canyons. The San Gabriel Mountains reach approximately 4,000 feet southeast of the City of Santa Clarita and rise over 6,000 feet roughly two miles to the east.

Local Setting

Topography on-site is characterized by two main canyons, Tapie Canyon and Spring Canyon, which are separated by ridgelines that generally trend from the southwest to northeast as illustrated in the aerial photo of the site in **Figure 3-1**. The valley areas of Tapie and Spring Canyons are relatively flat to gently sloping. **Figure 3-2** illustrates the topography of the site. On-site elevations range from approximately 1,707 to 2,405 feet above sea level; with the highest elevations located at the northern and eastern edges of the site and the lowest elevations are found at the southwest corner of the site. On-site slope gradients are as follows; ±198 acres of the site are equal to or greater than 50 percent slope, ±174 acres are between 25 and 50 percent, and ±176 acres are equal to or less than 25 percent slope.

The project site was subject to a major fire several of years ago which burned most of the mature plants. The site is currently dominated by remnants of unburned annual plant species and several non-native grasses. The site supports a combination of chaparral on most hillsides, alluvial scrub in canyon bottoms, and grassland on lower slopes and ridges. The site also contains scattered piñon pines, as well as a cluster of coast live oaks which forms a small woodland on one north-facing slope. Photographs of the site are available herein as **Figure 3-4** and **3-5**, with a Photo Index Map as **Figure 3-3**.

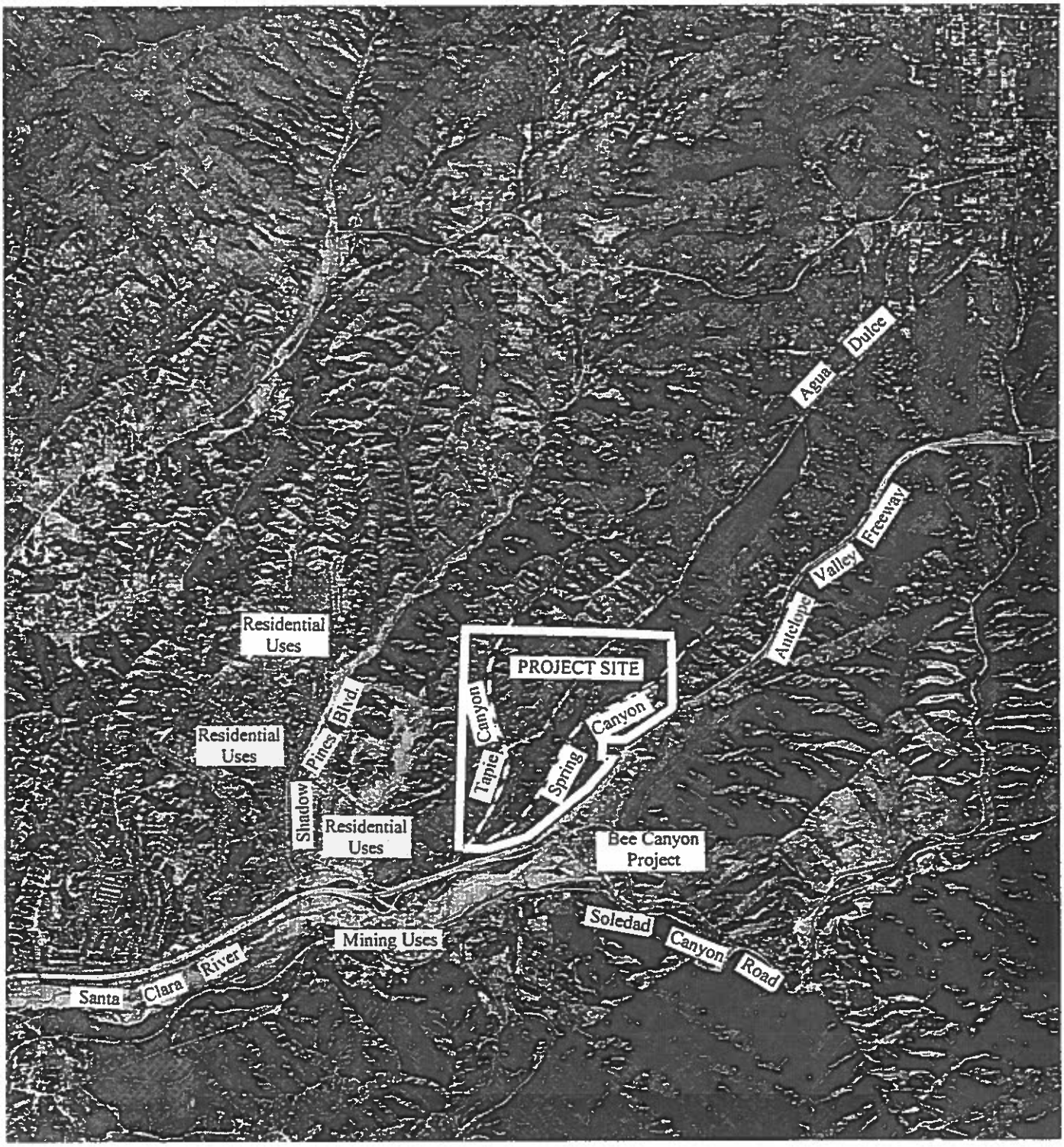
Remnants of a building foundation pad are located on the plateau area atop the southeastern portion of Spring Canyon's westerly ridgeline. A relatively new off-road motorcycle area is also located just behind the old foundation. In addition, several paved and dirt roads (i.e., Valley Canyon Road and Gas Line Road) traverse the site in north to south and southwest to northeast directions. Unrestricted access to the site has resulted in the illegal dumping of trash and automobiles in the canyons. There is also evidence of heavy off-road vehicle use in Tapie Canyon, as well as target shooting and possibly hunting in both canyons.

Existing & Planned Land Uses in the Project Area

The proposed project site consists of 548.1± acres of undeveloped land in the northwest portion of Los Angeles County, about three quarters of a mile east of the City of Santa Clarita. Soledad Canyon Road and the Santa Clara River exist south of the freeway in the project vicinity. The closest developed land uses to the site are residential developments east of Shadow Pines Boulevard (located less than one mile west of the project site) and sand and gravel mining facilities at various locations south of the 14 Freeway along the Santa Clara River.

The Spring Canyon project is just beyond the outer fringes of concentrated residential and commercial development associated with the City of Santa Clarita. This concentration of development is expanding eastward with the current construction of Stonecrest (a.k.a. Mountain View East), a single-family residential development adjacent to the western boundary of the proposed project site. Stonecrest is partially completed and under continuing construction. The Stonecrest project anticipates a full-buildout of about 635 single-family residences and one park site.

In addition to the Stonecrest development, there are a number of current proposals for future development that would continue the eastward expansion of residential and commercial/industrial uses in the area. The Bee Canyon project, located just south of the Antelope Valley Freeway and across from the eastern portion of the proposed project site, proposes to develop 550 manufactured residential unit lots (for mobile homes) and three recreation areas within a 211.3-acre site. A mining project, the Transit Mixed Concrete Company (TMC), is proposed just south of Bee Canyon project. TMC proposes to excavate ±80 million tons of material from their mineral lease on the south side of the Bee Canyon boundary. Mining on the south side of the ridge is planned to ultimately result in a lowering of the southern boundary ridgeline by approximately 200 feet.



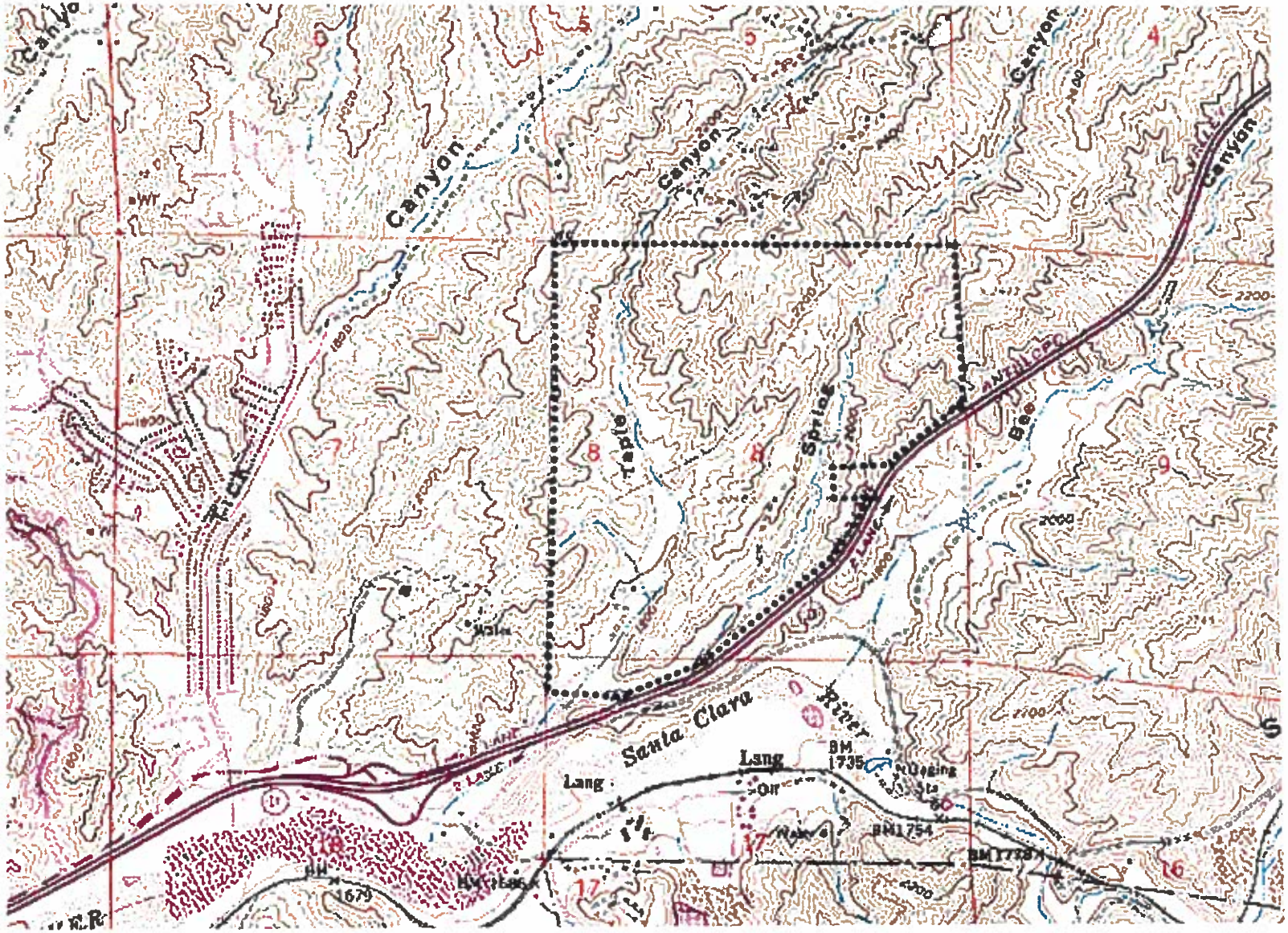
AERIAL PHOTO OF PROJECT SITE

Not to scale

Source: Envicom Corporation

VESTING TENTATIVE TRACT MAP NO. 48086

LDC



- TRACT BOUNDARY

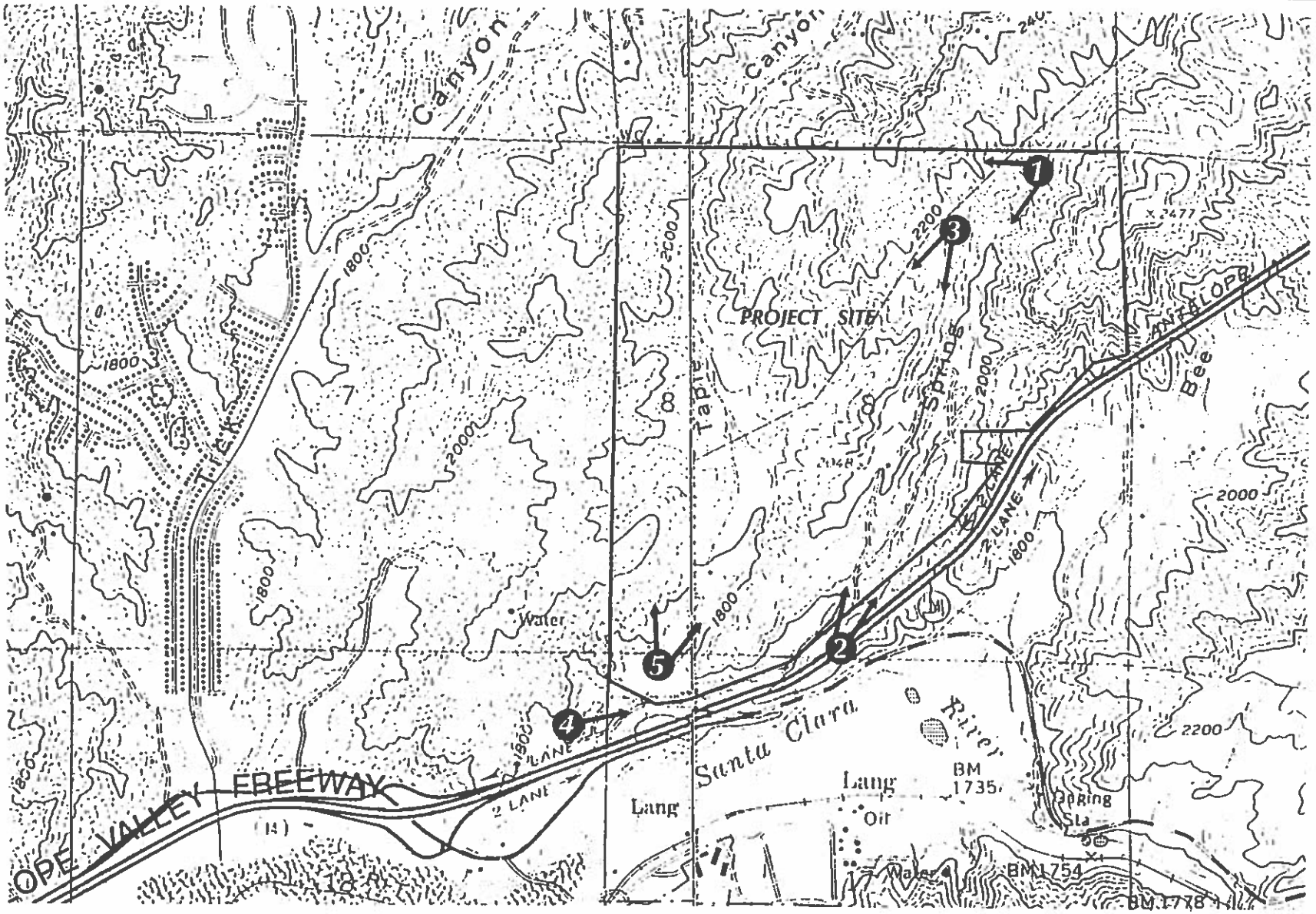
PROJECT SITE TOPOGRAPHY

Not to Scale

VESTING TENTATIVE TRACT MAP NO. 48086

LDC

Figure 3-2



ONSITE PHOTOGRAPH INDEX MAP

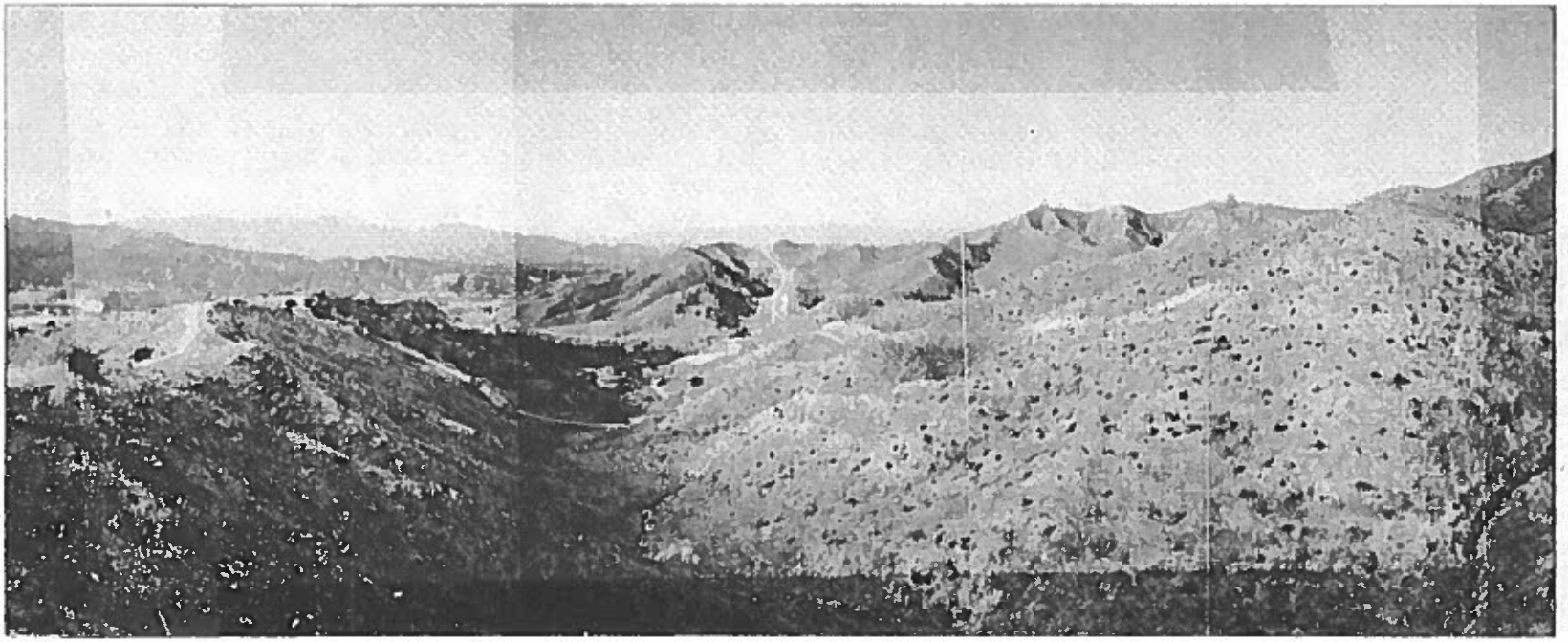
Not to scale

Source: Envicom Corporation

VESTING TENTATIVE TRACT MAP number 48086

Figure 3-3

LDC

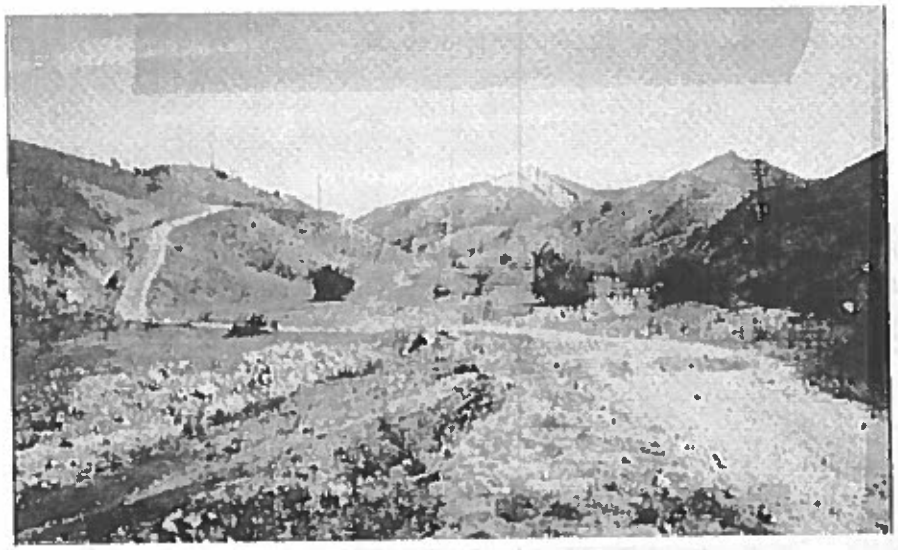


1 Southwestern view of project site.

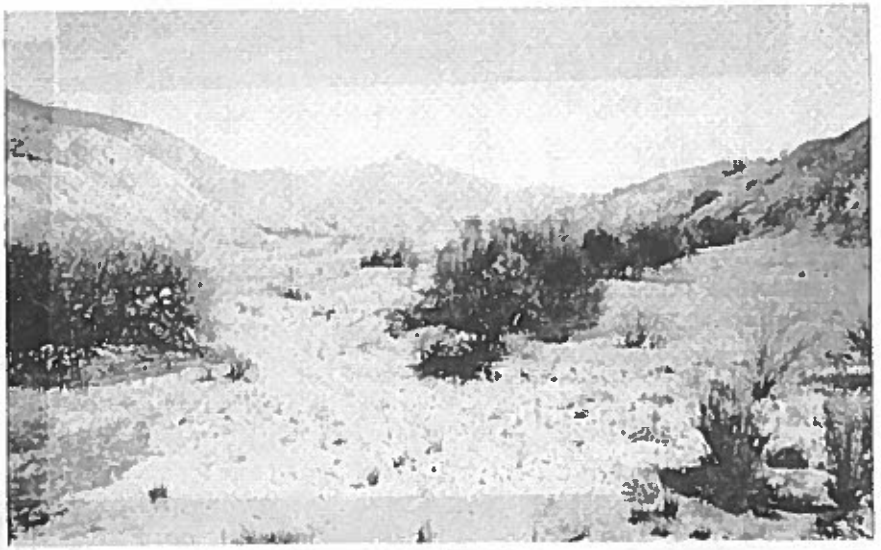
ONSITE VIEW OF THE PROJECT SITE

Not to scale
Source: Envicom Corporation

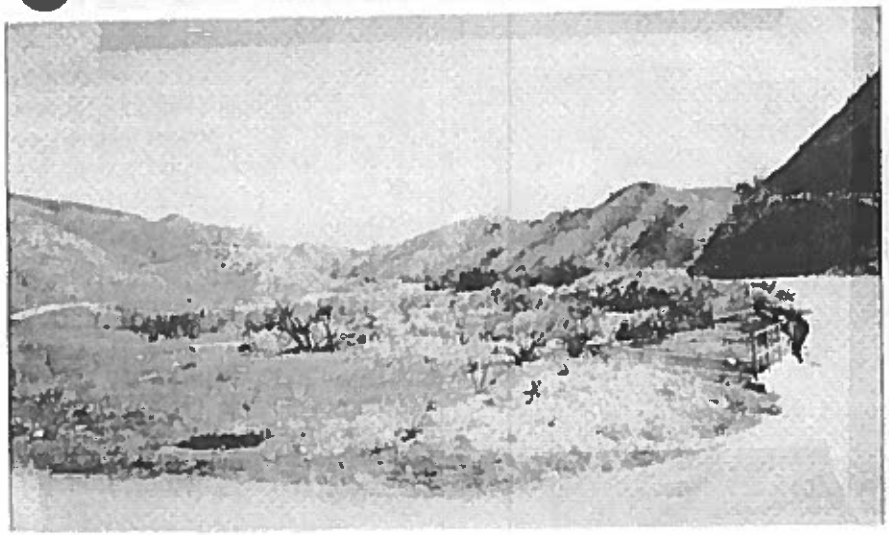
Figure 3-4



2 Northeasterly view of project site from Valley Canyon Road.



3 Southwesterly view of the project site.



4 Northeasterly view of project site from Valley Canyon Road.



5 Northerly view of project site.

ONSITE VIEW OF THE PROJECT SITE

Not to scale

Source: Envicom Corporation

VESTING TENTATIVE TRACT MAP number 48086

Figure 3-5

4.0 ENVIRONMENTAL IMPACT ANALYSIS

This section is the primary component of the EIR as it provides information on a project's existing conditions, its impact potential, and identifies available mitigation measures. The existing conditions component defines the environmental conditions that currently exist on and near the project site, while project impacts are defined as the project's effect on the existing environment. An analysis of the project's possible cumulative impacts is included at the end of each chapter prior to the recommended mitigation measures. Mitigation measures are designed to reduce a project's impact potential.

The following areas of potentially significant environmental impact have been identified for the proposed project in the Initial Study as prepared by the County of Los Angeles Department of Regional Planning, Impact Analysis Section. A complete copy of that report is included in Appendix A of this document.

Geotechnical Hazards

Flood Hazard

Fire Hazard & Protective Services

Noise

Air Quality

Biological Resources

Cultural Resources

Visual Qualities

Traffic & Access

Sewage Disposal

Education

Sheriff Protection

Water Services

Solid Waste

Environmental Safety

Recreation

Library Services

4.1 GEOTECHNICAL HAZARDS

Geotechnical issues were identified in the Initial Study as potentially significant, specifically the amount of grading proposed and the potential for unstable slopes. A preliminary, EIR-level geotechnical study was prepared by Pacific Soils Engineering, Inc. to analyze the geological aspects of site feasibility for the proposed development of Vesting Tentative Tract Map 48086.

Until recently, the subject property (VTTM 48086) was composed of two Tentative Tracts. Tentative Tract 43520 comprised approximately the westerly half of the present tract, and Tentative Tract 48086 previously included only the easterly portion of the property. The current map designation, VTTM 48086, now encompasses both of the earlier tentative tracts. Geotechnical investigations for the previously separate Tentative Tracts 43520 & 48086 were carried out by Pacific Soils, Engineering, Inc. and Petra Geotechnical North, Inc., respectively. The following section presents a summary of the preliminary findings of those previous studies. The complete geotechnical report and technical appendices are included as Appendix F of this document. A geologic map (two sheets) is also included in Appendix F as Plates I and II.

Existing Conditions

The proposed project site is bound on the north and east by hilly to mountainous terrain that is undeveloped except for isolated single-family residences and appurtenant access roads. Both unimproved and improved lands that are part of adjacent Tentative Tract No. 36943 border the project site on the west. The Antelope Valley Freeway (14 Freeway) is located southerly and adjacent to the southwesterly part of the site.

The site is located in the Soledad basin, between the Sierra Pelona foothills to the north and the San Gabriel Mountains to the south. The proposed project site can be divided into two geologic categories: 1) the two major south- to southwest-trending drainages – Tapie Canyon in the west and Spring Canyon in the east, and their larger tributaries; and 2) the hills that intervene and surround the main drainages. Many of the hills are strike ridges with small tributary draws. Generally, the hills ascend on either side of the main canyons at approximately 1.5:1 to 2.0:1 (horizontal-to-vertical) ratios, with the canyon walls becoming steeper immediately adjacent to the canyon bottoms. Some natural slopes and graded slopes on the south and east sides of the site, which descend towards Highway 14,

are as steep as 0.7:1. Cut and fill constructed to accommodate the Antelope Valley Freeway exist within the Caltrans right-of-way along the southern site boundary.

Geology

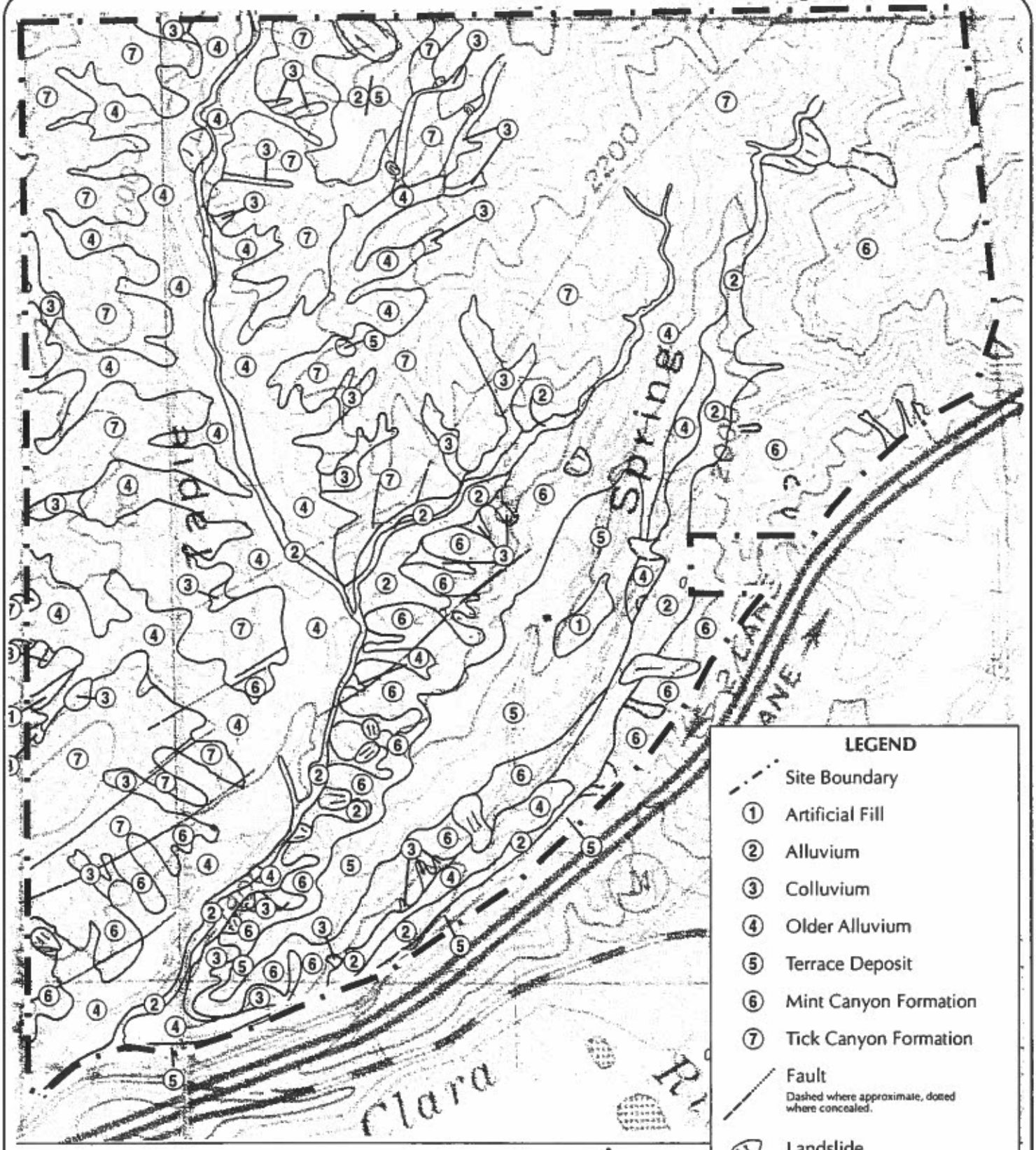
In the project vicinity, the underlying geologic terrain is characterized by non-marine sedimentary rock units that were deposited in localized sub-basins that comprise the Soledad Basin. These units were subsequently uplifted and faulted to their present configuration. The basin is bordered on the north, east and south by mountainous masses of older crystalline rocks. On the west, the San Gabriel fault zone limits the basin

Earth units identified within the project site include artificial fill, alluvium, colluvium, river terrace deposits, landslide deposits, and bedrock of the Tick Canyon and Mint Canyon Formations. Older fluvial (river) deposits occupy the broad valley areas, while younger alluvium occupies the bottoms of the recently eroded and partly backfilled channels. These earth units are described in the following discussion and are illustrated on **Figure 4.1-1**

Tick Canyon Formation (Ttic)

This lower to lower-middle Miocene unit consists of alluvial and lacustrine (lake) deposits comprised of sandstones, siltstones and claystones, and well-cemented and stratified conglomerates. The conglomerates contain cobble- to boulder-size clasts of volcanic and granitic rocks. The volcanic clasts include basic rock types which occur today only in the Mojave Desert to the northeast. Metamorphic and granitic clasts may have been derived through geologic reworking of the underlying older Vasquez Formation which presently crops out about two miles to the northeast, or from the crystalline rock masses which were existent during Tick Canyon time as topographic high points. Where not disrupted by faults, the rocks trend northward and dip northwesterly to southwesterly at shallow to moderate angles.

Figure 4.1-1



GEOLOGICAL UNITS

Not to scale

Source: Envicom Corporation

LDC

VESTING TENTATIVE TRACT MAP NO. 48086

Mint Canyon Formation (Tmc)

The Mint Canyon Formation, of middle Miocene age, is seemingly in fault contact with the underlying Tick Canyon Formation. It is the most widely distributed formation in the Soledad Basin; however, onsite it only occupies the southeasterly portion of the property. Here, it is overlain, in part, by late Pleistocene terrace deposits. The Mint Canyon Formation is comprised of a variety of fine sedimentary rocks primarily derived from the local Sierra Pelona and San Gabriel Mountains. Because some clasts in the conglomerates/breccias are of volcanic origin, they may be either reworked from the Vasquez Formation or may represent deposition from ancestral through-flowing streams from the Mojave Desert. Where not disrupted by faults, the rocks strike predominantly northward and dip westerly at moderate angles.

Terrace Deposits (Ot)

Well-consolidated upper Pleistocene river terrace deposits cap the Mint Canyon Formation extensively in the southeasterly portion of the site and locally elsewhere. Owing to both modern erosion and an uneven basal contact with the bedrock, thicknesses of the deposits vary. The deposits are probably no thicker than 200 feet on-site. Where exposed, they are essentially flat-lying and consist unsorted, angular to subangular fragments of up to boulder size, mainly of local origin.

Landslides(Qls)

Eight landslides are scattered throughout the extent of the project site, but are most common on the east side of Tapie Canyon. Where proximal to proposed development, landslides will require remediation by means of removal and replacement by compacted fill, by buttressing, or by shear keying during mass grading operations. The landslides that affect the presently proposed development plan are relatively small and thus amenable to mitigation. In general, all but two mapped or suspected landslides within VTTM 48086 are relatively small scale. The two exceptions are one on the east side of the upper reach of Tapie Canyon, and one on the east side of Spring Canyon.

Older Alluvium (Qoal)/Alluvium (Qal)/Colluvium (Qcol)

The older alluvium which occupies the main valleys and larger tributaries consists of unconsolidated, coarse-grained rock fragments deposited by ancestral streams (channels which are now occupied by ephemeral flows).

Recent unconsolidated, water-deposited mixtures of coarse-grained sediment and pebble- to boulder-size clasts, occupy the active stream channels. Boulders are particularly common near the mouth of Spring Canyon. In most cases, recent alluvium is probably no thicker than about ten (10) feet. Colluvium deposits occupy most of the toe areas of the natural slopes and the upper portions of the draws. Comprised of low-density mixtures of sands, silts and clays which have crept short distances downslope, such deposits vary in thickness up to about ten (10) feet.

Fill (af)

Isolated areas of uncertified fills occur sporadically throughout the site, especially along the gas-line road. Fill placed during construction of Highway 14 exists in the Caltrans right-of-way at the south site boundary. Loose fill occurs along the downside of Valley Canyon Road. The larger more extensive fill masses have been mapped and are delineated on the geologic map (Plate I, Appendix F).

Geohydrology

Geotechnical investigations of the site included testing for ground water levels. Ground water was encountered in Boring Nos. B-l (45 ft.), B-2 (45.5 ft.) and B-3 (41 ft.) and in Exploratory Pit TP-16 (8 ft.) in the confines of Tapie Canyon. Petra Geotechnical North, Inc. did not encounter ground water in Spring Canyon during their 1990 investigation. An actual water table does not exist in the alluvial deposits. Water elevation at depth parallels, more or less, the surface configuration of Tapie and Spring Canyons. This water is considered to be underflow with eventual dispersal by seepage into the confines of the Santa Clarita River Valley to the south. Contributory drainage onto the site is from the northeast via Tapie and Spring Canyons and their tributaries. Other incidental drainage (from rainfall) migrates onto the property from topographic highs to the west, east, north and south.

Geologic Structure, Faulting and Seismicity

Regional

The Soledad basin is in essence an open syncline that plunges westerly. Along its present southern margin, the basin is separated from the San Gabriel Mountains by the easterly trending, normal Soledad fault. To the west, the basin is truncated by the San Gabriel fault; and to the north by Sierra Pelona and the Pelona fault. Easterly, the older Tertiary deposits of the basin rest nonconformably on a crystalline basement. Repeated

deformation within the basin subsequent to the deposition and lithification of the Mint Canyon Formation has imparted an east-northeasterly trend to a series of parallel to subparallel folds and left-lateral faults.

Local

Onsite structure is influenced by the Agua Dulce fault. The Aqua Dulce fault extends across the property in a NE-SW trend and displays an "affected" zone about 150 feet wide. The Agua Dulce fault is considered inactive as attested by the unbroken cap of upper Pleistocene terrace deposits which overlie the fault zone. No field evidence was found to indicate movement subsequent to the deposition of the terrace deposits on this site, or during grading of westerly-adjacent Tract No. 45934. For a more detailed discussion of this fault, please see Appendix F.

Although no major historical epicenters are known to occur either on or in the immediate vicinity of the subject property, the proximity of several major active faults indicates the likelihood that the property will at some time within the next 50 to 100 years be subjected to at least moderate ground motion. The active faults along which any future movement thereon would most likely affect the subject property are summarized in **Table 4.1.1**.

For the purposes of this discussion, an active fault, as defined by the California Council on Intergovernmental Relations in the General Plans Guidelines, 1974, is "A fault that has moved in recent geologic time and which is likely to move again in the relatively near future. For geologic purposes there are no precise limits to the recency of movement or probable future movement that define an 'active fault'. Definitions for planning purposes extend on the order of 10,000 years or more back and 100 years or more forward. The exact time limits for planning purposes are usually defined in relation to uses and structures."

Liquefaction/Dynamic Settlement

Liquefaction is a quicksand-like condition that can occur when saturated soils are shaken by seismic waves. Earthquake-generated ground shaking can cause certain saturated soil particles to lose contact with each other, resulting in a loss of strength and bearing capacity. Liquefaction can cause settlement of the ground surface, settlement or tilting of engineered structures, flotation of buoyant buried structures and fissuring of the ground surface.

TABLE 4.1.1

MAJOR FAULTS IN THE VICINITY OF TRACT 48086

FAULT	DISTANCE TO SITE (Miles)	MAXIMUM CREDIBLE EARTHQUAKE (Richter magnitude)
San Gabriel	7.0	6.5
Santa Susana	10.5	6.9
San Fernando	10.5	7.1
San Andreas	12.5	8.4
Holser	14.0	6.7
Verdugo	14.0	7.0
Northridge B.T.Z.	18.0	7.2
Simi	20.0	7.2
Oak Ridge	22.0	7.4
San Cayetano	25.0	7.3
North L.A. thrust Belt	27.0	6.9
Santa Monica/Anacapa	27.5	7.4
Newport/Ingelwood	29.0	7.1
Pine Mountain	32.0	7.1
Garlock	37.0	7.8
Santa Ynez	50.0	7.4
White Wolf	52.0	7.4

Source: Pacific Soils Engineers, Inc.

As with liquefaction, dry soil particles can also lose contact with one another during an earthquake.

Fracturing

Fracturing and displacement of the ground surface can occur as a direct result of movement along a geologically young fault (primary ground rupture) or as a result of sympathetic movement from intense ground shaking on weakened, older fault traces (secondary ground rupture).

In 1972, the State of California legislated the Alquist-Priolo Special Studies Zones Act in order to define areas of potential ground rupture hazard. The proposed project site is not located within any of the Alquist-Priolo zones

Thresholds of Significance

The following criteria have been identified as the thresholds for significant geologic, soils, and seismic impacts on the environment. Should the project meet or exceed these thresholds, then a significant impact would be generated.

- Exposure of people and property to unacceptable risks due to the presence of geologic, soils, or seismic hazards.
- Trigger or significantly exacerbate a pre-existing geologic hazard such as landsliding or erosion.
- Project grading or construction that would cause displacements, compaction, exposure or overcovering of soil such that project development poses a reasonable probability of damage, endangerment, or other hazard to onsite or offsite buildings/structures by ground or soil failure.

Project Impacts

The project would require grading of approximately 4,200,000 cu. yd. of cut and fill to be balanced on site. Implementation of the proposed development would require the excavation of portions of the higher ridges onsite and the filling of portions of the valleys and canyons to achieve appropriate grades. Cut slopes to be constructed in either the Tick or Mint Canyon Formations that are to face in a westerly (and locally in an easterly) direction may undercut bedding planes which could resulting in planar instability that will require mitigation. Similarly, westerly natural slopes that would affect stability of graded areas and that are steeper than bedding plane inclinations will require stabilization.

Portions of the proposed residential development are planned for areas that have experienced minor landslides or surfacial slumping of soil. These areas would require removal and recompaction of soils for stability. Liquefaction or dynamic settlement should not pose stability problems in the portions of the site planned for development since any low density surficial soils, including alluvium, colluvium, and uncompacted artificial fill will be removed and replaced, or removed entirely to bedrock. Therefore, the on-site potential for these seismically induced hazards is considered to be extremely low.

The principal seismic hazard to the proposed residential development is strong ground shaking associated with possible earthquakes. However,

design in accordance with the latest Uniform Building Code and current state-of-the-industry practices would reduce seismic-related impacts to a less than significant level. Since there are no known active or potentially active faults subjacent to the proposed project site and the probability of surface rupture is considered low, there are no significant planning constraints relative to ground surface rupture.

Adherence to standard engineering practices and UBC requirements will ensure that project grading and construction will not generate hazards to on-site structures. Appropriate measures are identified in Appendix F. Interface with agencies holding existing easements for facilities on-site and adjacent to the site will be required to assure that the project does not affect their facilities.

Cumulative Impacts

The potential geologic impacts associated with the implementation of the proposed project are site specific. Therefore, implementation of the proposed project would not have a cumulative effect on the surrounding geotechnical area.

Mitigation Measures

Based upon the field investigation, laboratory tests, geotechnical analyses and literature research, development of the subject property is considered feasible from a geotechnical viewpoint. Much of the proposed development plan is compatible with the indicated geologic and soils engineering conditions and may be developed as planned with conventional cut and fill procedures

The following project-specific mitigation measures shall be implemented prior to project development. Implementation of all of the mitigation measures listed below along with the standard engineering measures included in the final geotechnical report, in addition to the standard requirements set forth by the County of Los Angeles and the Uniform Building Code (listed in the Geotechnical Report in Appendix F), will reduce any potentially significant geologic impacts to a level that is less than significant.

- (PS) As necessary, the west-facing slopes below the proposed water tank(s) shall be stabilized by means of buttress fills in order to mitigate for existing unsupported bedding planes.

- (PS) Mitigation for the eight (8) landslides and/or slumps mapped within the limits of proposed development on the site shall include, at minimum, the following:
    - landslides in the interior of the area to be developed shall be mitigated by removal and replacement with compacted fill. Specific recommendations shall be prepared during the preliminary and grading plan review stages of the project;
    - landslides that have the potential to fail into debris basins shall be mitigated by means of toe stabilization or buttressing;
    - landslides that exist on slopes subjacent to proposed development shall be mitigated with shear keys or buttresses; and
    - landslides located outside the limits of proposed development need not be stabilized, but shall be placed in "Restricted Use Areas" prior to Tract Map recordation.

- (PS) In order for the subdrain system to outlet in Spring and Tapie Canyons, the southern portion of the subdrain shall be placed within compacted fill. Concrete headwalls shall be required at the transition from perforated to non-perforated pipe and shall be utilized as directed in the field.

- (PS) Existing artificial fills occur within the existing gas line easement, dirt roads and as part of the down-slope north embankment of Valley Canyon Road. Agency(ies) governing the improvements on Valley Canyon Road shall be contacted to obtain information as to the time and standards under which the fill was constructed. Where removals and/or standards used during previous construction do not meet present standards and/or requirements, setbacks and/or deepened foundations shall be required where removals are restricted by offsite improvements.

- (PS) The Gas Company shall be contacted to verify that the added surcharge fill will not detrimentally affect the buried line. Further information shall be obtained relative to Gas Company requirements for working (i.e., cleanouts, fill placement equipment loading/ crossing, etc) on/or near the gas line. Upon direction from the Gas Company, the gas line shall be spanned with a small bridge structure.

- (PS) All future grading and/or exploration near Highway 14 shall require coordination with the State of California Department of Transportation (Caltrans).

Conclusion

On-site geotechnical concerns include unstable surficial deposits, landslides, and ground shaking in association with possible seismic activity. However, the implementation of all proposed mitigation measures including remedial grading, compacted fill buttresses, stabilization fill sections and/or shear keys, and design in accordance with the latest Uniform Building Code and current state-of-the-industry practices would reduce any potential impacts to a less than significant level. Similarly, at the completion of grading, the proposed building and grading will not have a significant adverse effect on the geologic stability of offsite properties.

4.2 FLOOD HAZARD

The following analysis evaluates existing hydrologic conditions at the project site and the potential for erosion and sedimentation. Potential impacts resulting from the construction of additional impervious surfaces, as well as flood control and storm drain facilities designed for the proposed project, are also discussed.

Existing Conditions

The proposed project site is characterized by two large canyons, Tapie and Spring Canyons, with moderately flat to steep, hilly terrain. As shown on **Figure 4.2-1**, the two canyons are part of a larger watershed that encompasses approximately 1,211 acres. The site is within part of the Soledad basin, which lies between the Sierra Pelona foothills to the north and the San Gabriel Mountains to the south. The highest on-site elevation, about 2,410 feet above mean sea level (MSL), is in the northeasterly portion of the site. The lowest elevation, 1,710 feet above MSL, is near the mouth of Tapie Canyon. Northwesterly facing natural slopes that were not affected by the 1995 wildfire onsite are heavily brush covered. Trees predominate in the tributary draws leading to Spring Canyon. Holly-leaf cherry and oak trees are common within the upper reaches of Tapie Canyon. The remainder of the existing slopes are covered with moderate growth of chaparral and wild grass.

The area's Mediterranean climate is typical of Southern California with hot, dry summers and cool, mild winters. Precipitation averages less than 15 inches per year, nearly all of which occurs during the months of November through April.

Onsite drainage proceeds via sheet flow into numerous unmarked, ephemeral drainage courses, which ultimately discharge into the two USGS-designated "blueline" streams that occur onsite in Tapie and Spring Canyons. These two drainage's ultimately converge in the southwesterly portion of the site and the combined flow is conducted under the freeway via an existing concrete culvert to the Santa Clara River drainage.

As illustrated in the pre-development drainage map in **Figure 4.2-1**, the watershed is partially divided by a major ridgeline, giving the drainage a "Y" shape. A small, separate drainage area (about 12 acres) exists off-site, west of the proposed project site. Discharge from that area currently

discharges onto the project site and is conducted under the freeway via the existing concrete culvert.

Existing surface water discharge was calculated for the proposed project site and the offsite drainage areas using methods outlined in the Los Angeles County Department of Public Works Hydrology Manual for a 50-year storm. Including the flow that originates offsite and migrates onsite across the northern property boundary, the estimated existing bulked flow quantity for the entire watershed is approximately 4,346 cubic feet per second (cfs).

No portion of the property is located within a Federal Emergency Management Agency (FEMA) 100-year flood boundary[1]. The closest flood plain boundary lies approximately 1,000 feet south of the site on the opposite side of SR-14 in the Santa Clara River drainage.

Thresholds of Significance

The proposed project's hydrology impact will be considered significant if it results in one or more of the following:

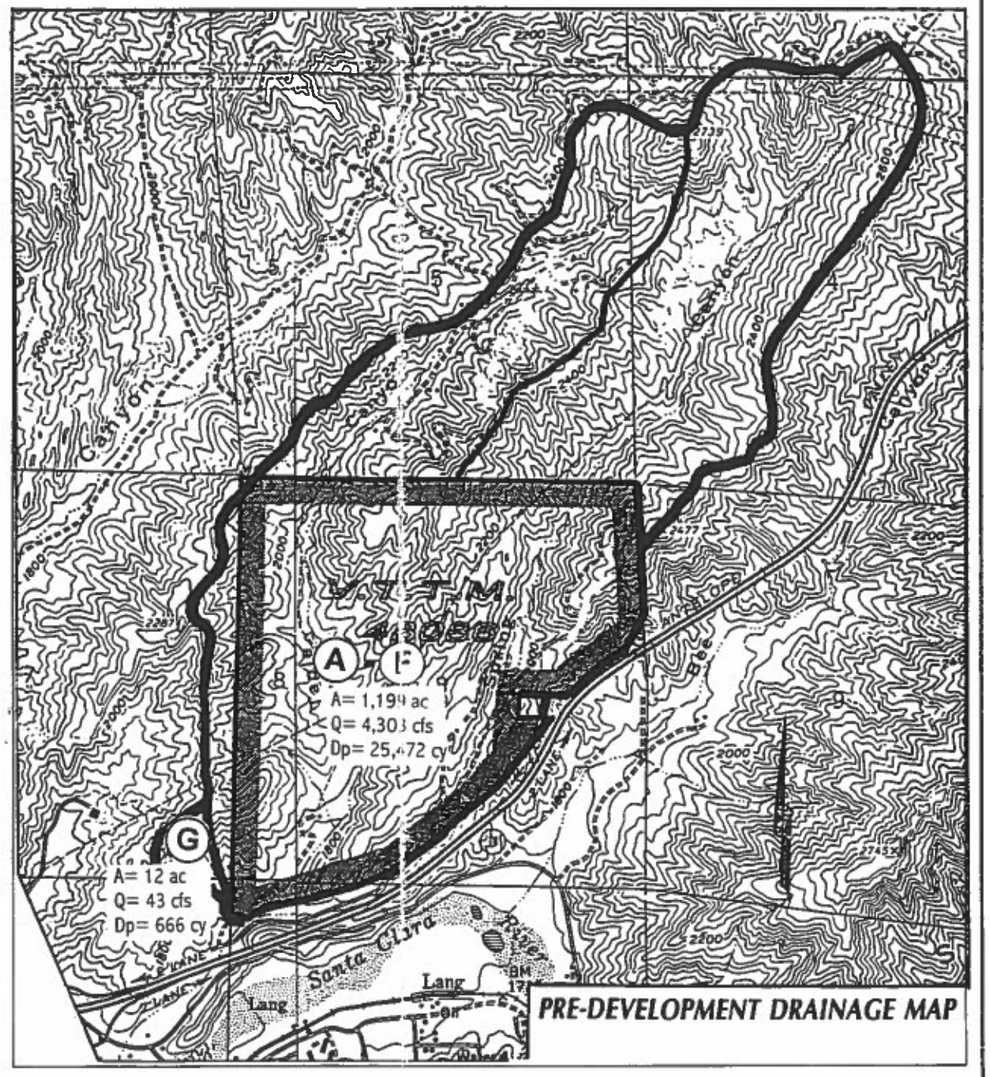
- any un-addressed increase in post-development flows; or
- substantial potential for erosion or siltation of off-site (down-stream) natural features or man-made drainage control/diversion structures.

Project Impacts

Implementation of the current development plan for the 548.1-acre project site would convert about 242.1 acres of natural terrain to urban uses. In additions, ±9.0 acres of the adjacent Tract 31973 will be graded for the proposed school site. Approximately 306 acres would remain as natural and landscaped open space. The majority of the residential lots are proposed to be constructed in the south central portion of the site along slopes and ridgelines, and within portions of Tapie and Spring Canyons. The remainder of the residential lots are arranged in two "fingerlike" patterns, trending in a northerly direction along ridgelines into the large open space areas of the site. Most of the Spring Canyon drainage channel will remain in its natural state. Likewise, the upper reaches of the onsite portion of Tapie Canyon drainage channel would also remain unimproved. **Figure 4.2-1** illustrates the drainage study areas and the proposed drainage concept for this project.

[1] Source: Federal Insurance Rate Map, Panel 370 of 1275, County of Los Angeles.





LEGEND

▬▬	DRAINAGE AREA BOUNDARY
A=6.1	SUB-AREA ACREAGE (AC)
▬ ▬ ▬	SUB-AREA BOUNDARY
▬ · ▬	EXISTING RIDGE LINE
Q_b	BURNED Q (c.f.s.)
Q_d	DEVELOPED Q (c.f.s.)
Q_{bb}	BURNED & BULKED Q (c.f.s.)
A_b	BURNED AREA (AC)
A_d	DEVELOPED AREA (AC)
A_{bb}	BURNED & BULKED AREA (AC)
D.P.	DEBRIS PRODUCTION (C.Y.)
0.5 A_b →	DRAINAGE AREA DIVERSION
(A)	MAINLINE SUB-AREA DESIGNATION

PRE & POST DEVELOPMENT DRAINAGE MAP

Not to Scale

VESTING TENTATIVE TRACT MAP NO. 48086

As previously indicated, the entire watershed drainage area encompasses approximately 1,211 acres. The runoff from 981 acres would be routed through seven new debris and desilting basins designed to exclude sediment outflow from entering the proposed storm drains. In addition, clear runoff from 200 acres of graded area would enter the storm drain system. Runoff from approximately 30 acres would enter ten proposed storm drain inlets with its full natural component of debris and sediment. Consequently, roughly 98 percent (1,184 acres) of the studied drainage watershed (1,211 acres) would no longer contribute sediment to the Santa Clara River. This would result in a net reduction of outflow from the site, as can be seen in **Table 4.2.1**.

According to the preliminary drainage concept, project implementation would slightly increase the drainage area (1.4 acres). However, as indicated in **Table 4.2.1** both the bulked flow rate (cfs) and the debris potential (cy) would be significantly reduced through implementation of the proposed storm drain system. Total bulk discharge from the project site would be approximately 3,203 cfs, a reduction of 1,143 cfs. Since run-off and water-carried debris from the site would be reduced, impacts would be less than significant.

The reduction in post development discharge flows results primarily from the reduction in bulk (sediment) load, from a reduction in exposed surfaces subject to erosion (source material) and through drainage improvements. Site runoff would be controlled through an on-site storm drain system designed to convey flows from the residential and remaining natural portions of the project site. The majority of onsite drainage improvements would be maintained by the Los Angeles County Flood Control District (LACFCD).

TABLE 4.2.1

PRE & POST DEVELOPMENT STORM WATER DISCHARGE

V.T.T.M. 48086

Drainage Area	Total Area (AC)	Sub-Area (AC)		Flow Rate (CFS)			Debris (CY) Potential Volume
		Natural	Developed	Qbb	Qbb+d	Q(x) upon development	
Pre-Development							
A-F	1,199	1,199	0	4,303	–		25,472
G	12	12	0	43	–		666
Total:	**1,211**	**1,211**	**0**	**4,346**	**–**	**–**	**26,138**
Post-Development							
A	509	498	11	–	1,814	1,341	0
B	33	0	33	–	83	83	0
C	444	433	11	–	1,581	1,171	0
D	54	0	54	–	136	136	0
E	113	0	113	–	287	287	0
F	47	47	0	–	170	142	979
G*	12	12	0	–	43	43	666
Total:	**1,211**	**990**	**222**	**–**	**4,114**	**3,203**	**1,645**

Qbb = burned and bulked flows (undeveloped areas).
Qbb+d = burned and bulked flows + flow in developed areas (no debris).
Q(x) = one of the following: 1) Qd = flow from areas that are entirely developed (Areas B & D & E); 2) Qb+d = flow from areas that are debulked and developed (Areas A & C); or 3) Qbb+b = flows from areas that have a combination of natural area with both burned and bulked potential (Qbb), debulked natural area (Qb), and developed area (Qd) (Areas F & G).
Qb = debulked natural area.
* Area G does not change with development
Note: Numbers have been rounded to the nearest whole number

Area A

Area A is comprised of approximately 509 acres in Spring Canyon. Only eleven (11) acres of Area A are proposed for development with landscaped slopes. Approximately five (5) acres of Area A are proposed to drain into one inlet structure proposed at northerly terminus of "J" Street. The inlet structure would capture approximately 286 cy of debris and 19 cfs of

burned and bulk (Qbb) flow from that portion of Area A and discharge through the outlet structure proposed at the southerly terminus of "J" Street. Runoff from the remaining 504 acres, approximately 1,796 cfs (Qbb+d), would join the flow from that outlet structure and drain via sheet flow into a proposed debris basin in the southerly portion of Spring Canyon immediately adjacent to a proposed park site. The debris basin is designed to hold 12,981± cy of debris, which represents the estimated total debris potential for Area A. After debulking, flows from Area A entering the proposed storm drain system would be approximately 1,341 cfs, a reduction of 473 cfs, and the debris potential to downstream systems would be reduced to zero.

Areas B & D

Areas B & D are comprised of approximately 87 acres. The entire area is proposed for development with single family residential lots. Runoff from the entire area, approximately 219 cfs (Qd), would drain to the proposed storm drain system via numerous storm drain catch basins in the street system. Clear runoff from Areas B & D would ultimately discharge to Area C through two outlet structures proposed at the easterly terminus of "E" Street and the westerly end of "N" Street. The debris potential for Areas B & D after development would be zero.

Area C

Area C is comprised of approximately 444 acres in Tapie Canyon. Only eleven (11) acres of Area C are proposed for development with landscaped slopes. Three desilting basins are proposed northwesterly of "I" Street. Combined, they will debulk storm water flows form approximately 32 acres. After debulking, approximately 1,777 cy of debris will be retained in the three desilting basins. Twenty six (26) acres of Area C would drain to five (5) inlet structures: three inlet structures located along the westerly property boundary, and two inlet structures located northwesterly of "I" Street. Approximately 90 cfs of stormwater runoff would enter those inlet structures with its full burned and bulk sediment load and would discharge into the storm drain system. Runoff from all these areas, along with runoff from the remaining 386 acres will drain into a large debris basin located southerly of the gas company easement. The debris basin is designed to hold 11,986± cy of debris, which represents the estimated total debris potential for that portion of Area C.

After debulking, flows from Area C entering the proposed storm drain system would be approximately 1,171 cfs, a reduction of 410 cfs, and the debris potential would be reduced to zero.

Area E

Area E is comprised of approximately 113 acres. All 113 acres are proposed for development with residential lots, streets, and landscaped slopes. Approximately 287 cfs of clear flow will discharge into the proposed storm drain system via numerous storm drain catch basins. Due to development, the debris potential for Area E is zero.

Area F

This sub-area encompasses approximately 47 acres of natural area along the southwesterly property boundary and the park site located at the intersection of Valley Canyon Road and Spring Canyon Road. No development is proposed in this area. Nine (9) inlet structures and three (3) debris basins are proposed in Area F. The three debris basins would capture burned and bulked flows from 29 acres and are designed to hold 1,606 cy of debris. Their implementation would reduce the overall debris potential of Area F from 3,938 cy to 979 cy. After debulking, approximately 77 cfs of clear runoff would enter the proposed storm drain system. Storm water runoff, approximately 66 cfs, from the remaining 18 acres of Area F would drain via sheet flow to the nine proposed inlet structures and would discharge to the proposed storm drain system with a full sediment load.

Area G

Area G is comprised of approximately 12 acres offsite that would be effected by development of V.T.T.M. 48086 through the extension of Valley Canyon Road. As a condition of the proposed project, Valley Canyon Road must be extended from the proposed project boundary approximately 1,500 feet to serve as a through connection to the adjacent V.T.T.M. 31973. Storm water runoff from this area currently drains via sheet flow to the existing concrete culvert structure under the freeway. Upon development, burned and bulked runoff from this area (43 cfs) would be diverted into a storm drain pipe (inlet structure) with its full debris potential (666 cy) and would eventually combine with the runoff from Areas A-F offsite.

Eventually, all clear and burned and bulked runoff from the project's entire drainage study area (Areas A-G) would be conveyed through the proposed storm drain system in Area E and off-site Valley Canyon Road. The combined runoff would discharge to the existing, off-site concrete culvert structure that conducts current storm water runoff under the Antelope Valley Freeway to the Santa Clara river drainage (see "A-F" on

Figure 4.2-1). The combined flow rate at "A-F" is expected to be 3,203 cfs, which represents a reduction of 1,143 cfs from the pre-development (existing) rate of 4,346 cfs. The debris potential for the study drainage area is expected to be significantly reduced from 26,138 cy to 1,645 cy, which represents a reduction of 24,493 cy. All drainage study information assumes no development of the adjacent vacant properties included in the watershed.

Cumulative Impacts

Given that flood control analysis requires the use of cumulative water flow levels in all watercourses in order to prepare the drainage concept plan, the above discussion and calculations also serve as a cumulative flooding analysis. As previously indicated, the purpose of the Department of Public Works' drainage concept review is to ensure that there is no net increase in peak flow quantities to downstream systems. Therefore, with implementation of the approved drainage concept, no significant cumulative flood hazard impacts are anticipated in the downstream subdrainage areas associated with the project site.

Mitigation Measures

It is anticipated that implementation of all of the following standard (S) and project specific (PS) mitigation measures will reduce the potential for flood hazard impacts to a less than significant level:

- (S) All drainage improvements shall conform to the Drainage Concept Plan submitted to and approved by the Los Angeles County Department of Public Works. All proposed onsite drainage facilities shall be, in their final design, subject to the standards and specifications set forth by the County Department of Public Works and shall be reviewed in detail during the storm drain permitting process.

- (S) The applicant shall implement County-approved onsite drainage improvements of inlet/outlet structures and storm drains.

- (PS) The applicant shall landscape and maintain proposed cut and fill slopes with drought-tolerant vegetation (mostly native species) to reduce potential increases in runoff and erosion.

- (S) The applicant shall elevate all building pads above the Q50 storm flow level as required by the County of Los Angeles.

- (S) The applicant shall obtain necessary permits from the United States Army Corps of Engineers (ACOE) and the California Department of Fish and Game (CDFG) for alteration of existing natural drainage courses prior to grading permit issuance.

- (S) National Pollutant Discharge Elimination System (NPDES) procedures shall be followed in the design of the project and during construction, including the implementation of a Storm Water Pollution Prevention Plan (SWPPP) and utilization of appropriate Best Management Practices (BMP's) as required by the Clean Water Act. The following project-specific BMP's are listed on the approved Drainage Concept Map which is on file at the L.A. County Department of Public Works:

    1. Lot runoff to be infiltrated from the graded pad areas through on-site pervious soils.

    2. All catch basins – with inserts to capture floatables and reduce pollutants.

    3. Slope protection – convey runoff from the tops of slopes and stabilize disturbed slopes with landscaping per county standard.

    4. Vegetate slopes with native or drought tolerant vegetation to minimize erosion.

    5. Rip rap at the outlets of storm drains, culverts, and conduits to minimize erosion.

    6. Earth levee with erosion mat to stabilize permanent river bank.

    7. Street runoff is collected into a catch basin and storm drain pipes outlet onto natural alluvial canyons and/or canyon wash alluvium serving as infiltration surfaces.

    8. All catch basins and inlets shall be stenciled with "Warning! Drain to ocean" notes and symbols per NPDES BMP standards.

    9. Extended/Dry detention basin – infiltrate the runoff through basin bottom.

- (S) The applicant shall comply with all S.U.S.M.P. requirements, including the post construction, permanent BMP's approved as part of the Drainage Concept.

Conclusion

It is anticipated that the proposed project would convert about 250.7 acres of natural terrain into residential development, roads, and graded slopes. Roughly 98 percent (1,182 acres) of the studied drainage watershed (1,211 acres) would no longer contribute sediment to the Santa Clara River. Development would result in a net reduction of outflow from the site from 4,346 cfs to 3,203 cfs and a reduction of debris potential from 26,138 cy to 1,645 cy. Implementation of the Drainage Concept Plan along with the above mitigation measures will reduce the onsite and downstream potential flood hazard to a level of insignificance.

4.3 FIRE HAZARD & PROTECTIVE SERVICES

This section has been prepared to address concerns relative to fire hazards on and in the vicinity of the project property and the availability of fire protection services to the site. The potential impact areas to be addressed include the nature of the terrain, existing vegetation, access to the site and the availability of water and fire personnel.

Existing Conditions

The wildland fire potential for an area is dependent upon three factors: the naturally occurring fire hazard; the fire risk induced by people; and the protective capabilities of the service providers in the area. The proposed project is located within a portion of Los Angeles County that has been designated as a "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). All projects in this zone must comply with specific requirements and ordinance measures that affect construction, access, water mains, fire hydrants, fire flows, and brush clearance standards.

The project is currently bordered on the west by newly developed residential neighborhoods, and on the south by the 14 Freeway and the Santa Clara River. The areas to the north and east of the project site are currently characterized by large, undeveloped expanses of rugged natural terrain. The natural abundance of available fire fuel, combined with the semi-Mediterranean climatic conditions (long, hot summers and short, cool winters), creates a higher risk for brush fires. This wildfire potential significantly increases during the summer and especially during the fall months as a result of meteorological and physical factors, including the phenomenon of Santa Ana winds. Recurrent drought conditions in Southern California have further contributed to the potential for wildfires within the County.

The site is located within the rain shadow of the San Gabriel Mountains and is therefore quite arid. Occasionally, the coastal influence exerts strongly enough to allow the marine layer to reach the project area, while the heat of the desert may also reach the area later in the same day. The combination of topography and climatic regimes provides the site with a wide range of temperatures, rainfall, and humidities, and opportunities for diverse plant communities.

Natural vegetation on and in the vicinity of the subject property consists of mixed desert and coastal sage scrub, scrub oaks, native and non-native

grasses, cacti, and scattered junipers. A wildfire in 1995 consumed the majority of the site's vegetation, except for a small area in the northeast quadrant of the property.

Onsite topography consists of moderate to steep hillside terrain including two USGS "blueline" drainages. The Tapie Canyon and Spring Canyon drainage bottoms are both relatively flat, but are separated by a steep ridgeline that roughly divides the project site.

Existing access to the site is limited to one partially improved but degraded roadway, Valley Canyon Road, which is accessed via Soledad Canyon Road and the Freeway underpass at Stonecrest Road (a.k.a. Spring Canyon Road). Two dirt roads follow the canyon bottoms roughly south to north and Gas Line Road, a very steep dirt road, crosses the property from west to east.

As illustrated in **Figure 4.3-1**, the primary jurisdictional engine company for the proposed project is Fire Station # 107, located southeast of the site at 18239 West Soledad Canyon Road in Canyon Country. Station #107 is located approximately 6.2 miles (street distance) west of the project site. Additional fire protection for the site could be provided by LACFD Fire Station #123, located at 26321 N. Sand Canyon Road, Canyon Country or Fire Station #73, located at 24875 North San Fernando Road in Newhall. These stations provide emergency medical aid, fire suppression, and protection services to the site. **Table 4.3.1** summarizes the existing fire protection services available.

TABLE 4.3.1

Summary of Fire Protection Service

V.T.T.M. 48086

STATION	*EQUIPMENT*	*DISTANCE (MILES)*	*TIME (MINUTES)*[1].	*PERSONNEL*
Station # 107	Engine 107	6.2	10.6	3
	Engine 307	"	"	4
	Squad 107	"	"	2
Station # 123	Engine 123	7.4	12.7	2
Station #73	Ladder Truck 73	9.6	16.5	4

[1] Danny Kolker, LACFD, personal communication w/LDC (JL) 11/10/98.

The County Fire Department indicates that limited tax revenues have restricted the Department's ability to meet new growth demands[2]. Furthermore, the Department is unable to implement general plans which have been developed for upgrading fire protection in this area without specific provisions for the necessary manpower, equipment and facilities.

Threshold of Significance

Response from the Los Angeles County Fire Department will indicate whether, in their estimation, additional demand for fire protection services generated by the proposed project can be adequately accommodated. Project impacts would be considered significant if:

- demand for fire protection services result in substantial additional cost that would be incurred due to increased need by the LACFD for personnel, equipment, or infrastructure that cannot be adequately funded through the project's required payment of fees to the Fire Mitigation Fund.

Project Impacts

Implementation of the proposed project would result in 542 single family residential dwelling units, one fire station lot, one sheriff sub-station lot, three open space lots, and two park sites. The applicant-provided fire station lot is proposed northwest of the intersection of Spring Canyon Road and Valley Canyon Road on the project site. The 3.2-acre lot would be provided for the placement of fire facilities at the discretion of the LACFD. The proposed project is not providing fire station facilities. A 1.8-acre lot is being dedicated for a County of Los Angeles Sheriff's Sub-station immediately west of the proposed fire station lot.

The anticipated population increase of approximately 1,670 residents generated by the project could increase the potential for wildland fires due to human activity. However, the implementation of the project would reduce the amount of naturally combustible materials available in the area by the direct conversion of approximately 250.7[3] acres of currently undeveloped open space to urban uses including landscaped areas. Approximately 18.0 acres of the property would be dedicated as park land for passive recreation. The remaining 279.4 acres would remain as natural open space within the subject property. Therefore, the fire safety of future

[2] Ibid.
[3] Acreage includes residential (211.4 acres), fire station (3.2 acres), sheriff station (1.8 acres), and streets (34.3 acres).

residences depends on their location in respect to topography, as well as the amount of combustible material around them and the structural design of the units. The risk of damage from brush fire would be greatest where homes are located on slopes adjacent to undeveloped spaces dominated by native vegetation which are adapted and subject to frequent (i.e., every seven to ten years) natural burns.

Adequate access is of primary concern when a project is proposed within a high fire hazard area. As previously mentioned, the project site is bordered on the west by existing and under-construction residential development. The 14 Freeway and natural open space occur south, east and north of the site. Primary access to the site would be provided by Valley Canyon Road via Stonecrest Road (previously Spring Canyon Road) off of Soledad Canyon Road. Additional access to the site would be provided via the improvement and extension of existing Valley Canyon Road into the residential tract immediately west of the project site (connecting to Sequoia Lane), and the connection of another of the proposed interior streets ("E" Street) to that same tract. Access to the site from the west would originate from either Mammoth Lane or Shadow Pines Boulevard.

Circulation within the development would be provided via several proposed curvilinear streets and cul-de-sacs. Internal road right-of-way widths within the single-family residential areas are generally 64' and 60' wide with 58' wide cul-de-sacs. **Figure 4.3-2** illustrates the planned emergency access routes to the site and the large blueline map of V.T.T.M. 48086 provided in the back pocket of this DEIR illustrates the proposed road widths. Improvements to the Stonecrest Road underpass would be implemented with project development. A left turn only pocket would be provided north of the freeway to turn onto Stonecrest Road, and a right-turn only lane will be provided south of the underpass for improved access to Soledad Canyon Road. A separate pedestrian access will be provided on the west side of the underpass, while an equestrian/wildlife trail will be provided on the east side of the underpass. These two pedestrian/equestrian routes will be separated from the road by the existing freeway support pillars.

As indicated in **Table 4.3.1**, response times to the site for existing local fire and paramedic services exceed the generally accepted five minute threshold for emergency response. According to the LACFD, additional manpower, equipment and facilities would be needed to serve the

proposed project. The actual manpower, equipment and facilities' needs are determined by the Fire Department when building permits are pulled[4]. Because the LACFD's ability to meet new growth demands has been restricted by limited tax revenue, the incremental additional demand for fire protection generated by the proposed project is expected to exacerbate the situation.

Cumulative Impacts

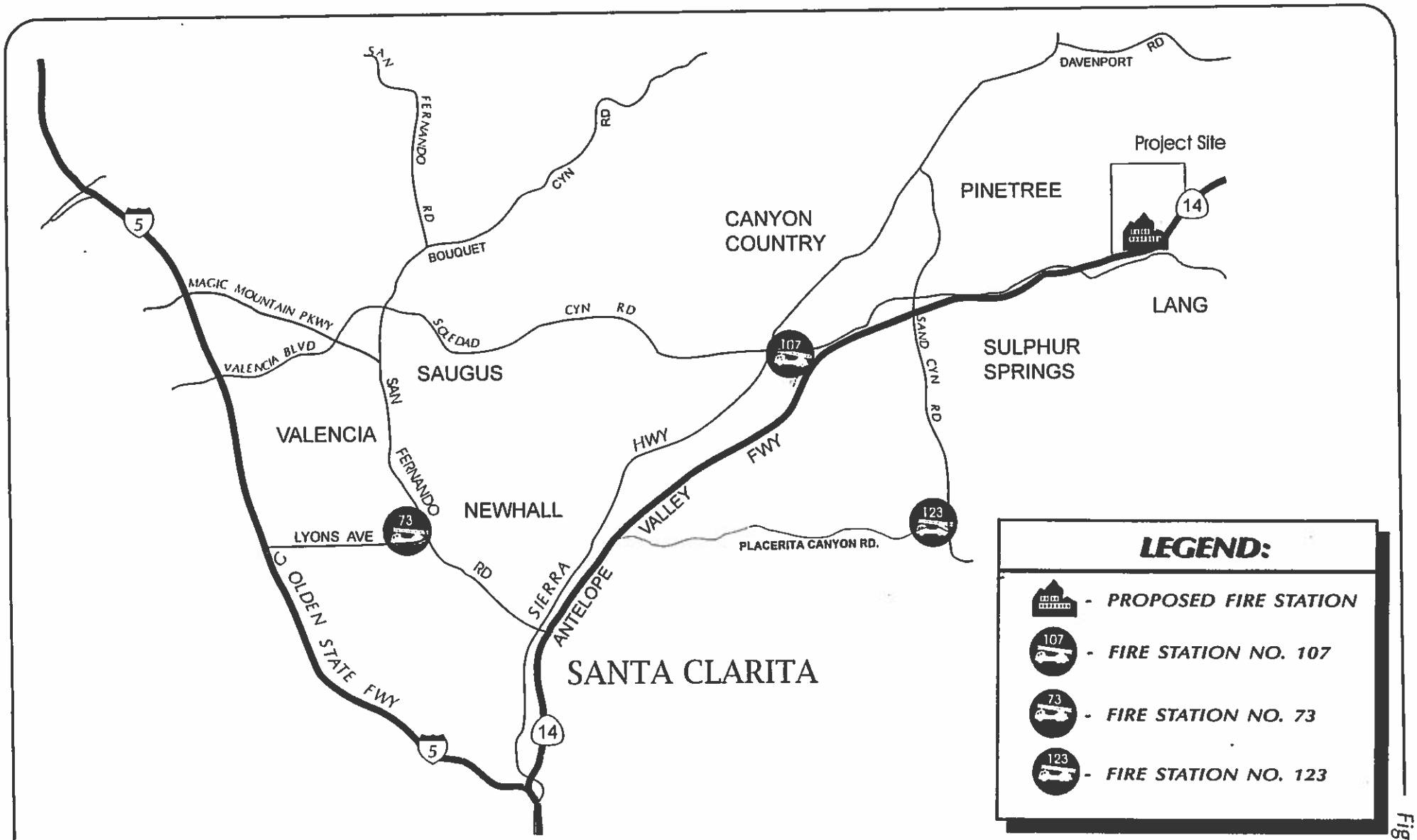
Potential cumulative impacts to fire protective services have been determined using a list of developments in the vicinity of the project site which are anticipated for completion by the year 2005. These developments are referred to as "related projects," and include projects in the vicinity of the project site that have been approved for development and will most likely be built by the time the Spring Canyon project is anticipated to be built-out in the year 2005. A total of 19 related projects were identified by the County of Los Angeles Department of Public Works (See Appendix H) and by the City of Santa Clarita Community Development Department. Assuming that all of the related-projects in the project vicinity build-out to the densities they propose, an additional 2,340 single-family residences will be added to the jurisdiction of the LACFD. Since the related projects are in the same general area as the proposed project, it is assumed that they would also be served by the project's jurisdictional Stations #123, #107 and #73.

Without funding for additional fire protection facilities, equipment, and personnel, the fire department has indicated that development in the vicinity of the proposed project would substantially impact the current regional response times. As with the proposed project, cumulative development projects will be subject to County Fire Department review on an individual project basis and will be required to pay fees into the established Fire Mitigation Fund, which contributes to the funding for new equipment and facilities.

The proposed development will incrementally increase the demand for fire services through the addition of houses that will need fire protection. Response times are currently about twice as long as the desired five minute time-frame. According to the Fire Department, additional facilities are desperately needed in the Pinetree area[5]. Without the provision of a

4 Danny Kolker, LACFD, personal communication w/LDC (JL) 11/10/98.
5 Communication between S.Hunter/LDC and the Fire Dept. staff.

future fire station site, the project-related cumulative impacts would be considered significant.



EXISTING & PROPOSED FIRE STATION LOCATION

Not to Scale

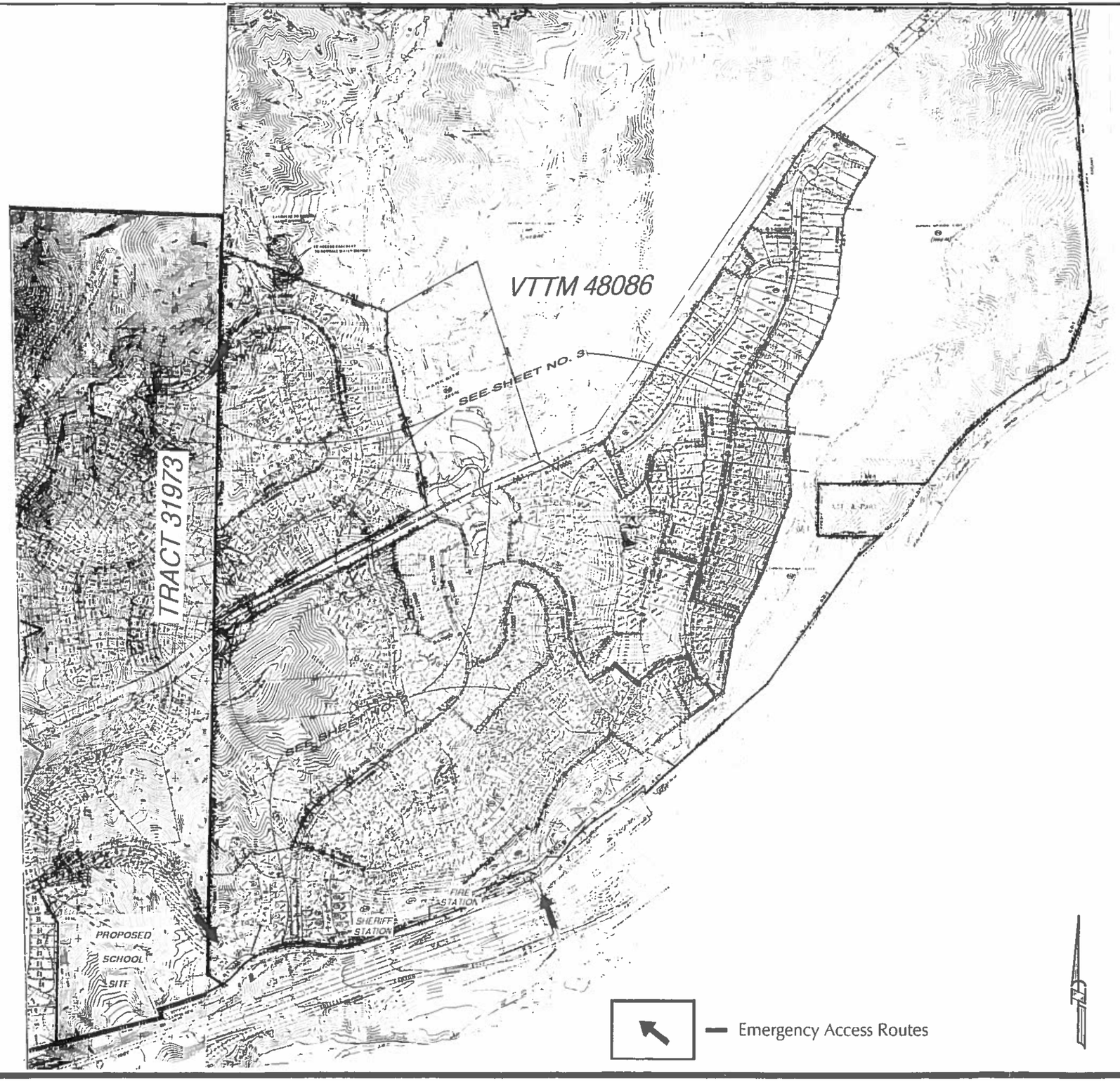
VESTING TENTATIVE TRACT MAP No. 48086

Figure - 4.3-1

4.3-7

LDC

Figure 4.3-2



EMERGENCY ACCESS ROUTES

Not to Scale

VESTING TENTATIVE TRACT MAP NO. 48086

Mitigation Measures

The proposed project is located within an area described as Very High Fire Hazard Severity Zone (previously Fire Zone 4); therefore, development shall comply with the following mitigation requirements of the Los Angeles County Fire Department. Implementation of all of the following project-specific (PS) and standard (S) mitigation measures will reduce the potential project-related impacts to a less than significant level.

- (PS) The project shall include a graded, future fire station lot for the use of the LACFD for a new fire station.
- (PS) The land value of the future fire station lot shall be assessed prior to building permits being issued. The appraised value shall be compared to the total amount that the project would be required to contribute to the Fire Mitigation Fund (FMF) in order to offset the project-related capital costs for land, buildings, and equipment. This fee is currently 19.37 cents per habitable square foot, but is subject to change annually. If the land is appraised at less than the total of the FMF fees, the applicant shall pay the balance to the FMF. If the land value is more than the total of the FMF fees, the applicant shall be reimbursed the balance.
- (S) The applicant shall comply with all applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows and brush clearance.
- (S) All roads shall be designed per County of Los Angeles standards for fire safety (Subdivision Code, Title 21, Chapter 24).
- (S) The preliminary review by the County of Los Angeles Fire Dept. to determine required Fuel Modification zones and notarized maintenance and off-site agreements, if any, shall be completed prior to the issuance of a grading permit by the County.
- (S) No combustible material, including framing material, will be allowed on site until the final Fuel Modification Plan is approved, and initial thinning and clearing are completed.
- (S) All requirements of the Fuel Modification Plan, approved by the County of Los Angeles, shall be completed prior to occupancy approval.
- (S) Fire department-approved street signs and building address numbers shall be provided prior to occupancy.

- (S) Private driveways shall be indicated on the final map as "FIRE LANES" and shall be maintained in accordance with the Los Angeles County Fire Code Section 10.207 (Common Drives).
- (S) A retaining wall shall be installed as required where grading of natural slopes abut a fire hydrant to assure adequate access to the hydrant.
- (S) Where possible, landscaping materials shall include drought-tolerant, low-water-use vegetation with a low fuel potential to reduce fire hazards. Any expected increase in soil erosion or mud flow hazard will be mitigated with landscaping.

Conclusion

Implementation of all of the mitigation measures listed above will reduce the anticipated project-related individual and cumulative impacts to a level that is less than significant.

4.4 NOISE

Noise has been identified as a potential impact issue to be addressed in the Draft EIR. Specifically, the potential noise impact associated with construction of the proposed development. The following section represents a summary of the acoustical analysis prepared by Davy & Associates, Inc. The original report, *Acoustical Analysis V.T.T.M. 48086, Los Angeles County, California, February* 1999, is provided in Appendix I.

Existing Conditions

Characteristics of Noise

Sound is a mechanical form of radiant energy that is transmitted by pressure waves through the air. Sound is characterized by two parameters, amplitude and frequency. Amplitude is the difference between ambient air pressure and the peak pressure of a sound wave. Amplitude is measured in decibels (dB) on a logarithmic scale. Amplitude as interpreted by the ear corresponds to different degrees of loudness.

Frequency is the number of fluctuations of a pressure wave per second. The unit of frequency is the Hertz (Hz), with one Hz equaling one cycle per second. The human ear is not equally sensitive to sounds of different frequencies. Sound waves below 16 Hz or above 20,000 Hz are not audible to humans, and the ear is more sensitive to sound in the higher portion of this range than in the lower. To approximate this sensitivity, environmental sound is usually measured in what are called "A-weighted" decibels (dBA). A-weighted noise levels are filtered, or weighted, to quantitatively reduce the effect of low frequency noise to approximate the response of the human ear to noise. A-weighted noise levels are measured in decibels with a standard sound level meter that includes a filter. A-weighted levels provide a simple measurement that correlates well with human subjective assessment of the loudness of many types of noise.

On an A-weighted scale, the normal range of human hearing extends from approximately 0 dBA to 140 dBA. Noise can be defined as unwanted and disturbing sound. The human response to environmental noise is subjective and varies considerably from individual to individual. The effects of noise can range from interference with sleep, concentration, and communication to physiological and psychological stress, and at the highest intensity levels, to hearing loss. Sleep disturbance occurs when interior noise levels exceed 40 to 50 dBA. The passage of a heavy truck can generate sound in excess of 90 dBA.

In general, community noise fluctuates in intensity over time on a daily, weekly, or annual basis. To account for the temporal variation of noise, metrics including statistical noise levels (LN values) and the equivalent sound level (LEQ) have been developed. The statistical noise level "Ln" is that noise level that is exceed N% of the time during the observation period[1]. LEQ is the energy averaged noise level integrated over some specific amount of time. Use of LEQ provides a single number measure of some time-varying noise for a predetermined time period. The LEQ is equivalent to a steady-state noise with the same amount of acoustic energy. The specified time integration period may be for different durations – 2 minutes, 2 hours, or 24 hours. If not stipulated, the level of the noise is taken to be A-weighted. The LEQ (24) is simply the LEQ measured over a 24-hour period.

For the purposes of this EIR, the noise study utilized direct LEQ measurements from several different field locations on the property. The results were then used to calculate the community noise equivalent level (CNEL) value (defined below) at those points on the property.

CNEL is similar to LEQ in that the energy averaged noise level is measured over a 24-hour period. However, CNEL takes into account different weighing factors for the noise levels occurring during the day, evening, and nighttime periods. Evening (7 p.m. to 10 p.m.) and nighttime (10 p.m. to 7 a.m.) noise events are increased in level by 5 and 10 dB respectively to account for the lower tolerance of people to noise during those time periods. There is no increase for noise events occurring during daytime hours (7 a.m. to 7 p.m.).

Regulatory Setting

In order to limit population exposure to physically and/or psychologically damaging noise levels, the State of California, various county governments, and many municipalities have established standards and ordinances to control noise. In the State of California, Senate Bill 860 which became effective January 1, 1976 directed the California Office of Noise Control within the State Department of Health to prepare "Guidelines for the Preparation and Content of Noise Elements of the General Plan." Part of the purpose of these guidelines was to provide sufficient information concerning the noise environment in the Community so that noise may be considered in the Land Use Planning Process. As part of this publication, Land Use Compatibility Standards were developed in four categories. These categories (based on *exterior* noise levels) included Normally Acceptable, Conditionally Acceptable, Normally Unacceptable, and Clearly Unacceptable.

[1] Further technical explanation of Ln and all of the other noise ratings is available in Appendix I of the Noise Report included in the Technical Appendix of this document.

The interpretation of the four categories is as follows:

- Normally Acceptable: Specified Land Use is satisfactory without special insulation.
- Conditionally Acceptable: New Development requires detailed analysis of noise insulation requirements
- Normally Unacceptable: New Development is discouraged and requires a detailed analysis of insulation features.
- Clearly Unacceptable: New Development should not be undertaken.

The dividing line between Normally Acceptable and Conditionally Acceptable for sensitive spaces such as residential, multi-family, and school and libraries is CNEL 55 to 60. The dividing line between Conditionally Acceptable and Normally Unacceptable for the same Land Use categories is CNEL 70.

The State Building Code (Part 2, Title 24, CCR) establishes uniform minimum noise insulation performance standards to protect persons inside new hotels, motels, dormitories, long-term care facilities, apartment houses and residential units other than detached single-family residences from the effects of excessive noise, including but not limited to hearing loss or impairment and interference with speech and sleep. Residential structures to be located where the *exterior* CNEL is 60 dBA or greater are required to provide sound insulation to limit the *interior* CNEL to a maximum of 45 dBA. An acoustical analysis report prepared by a person experienced in the field of acoustical engineering is required for the issuance of a building permit for these structures.

The County of Los Angeles promulgates the same standards as the State. The County of Los Angeles Department of Health Services Division has an informal policy that; CNEL 55 is the desirable goal for exterior uses for residential uses, CNEL 60 is reasonable, and CNEL 65 is acceptable for exterior residential uses. This is based on the fact that standard construction practices provide a 20 db reduction in noise levels from the exterior of a residence to the interior of the residence[2].

Project Site

The proposed project site is currently vacant, therefore, no significant noise is generated from the site. The project site is bordered by single-family residences to the west and undeveloped lands to the north, east, and southeast.

[2] B. Davy, Davy & Associates

The 14 Freeway and Soledad Canyon Road parallel the southern property boundary. In addition, a commercial sand and gravel mining operation and a small trailer park are located farther south of the project site along the Santa Clara River drainage.

Noise levels at the site were monitored on December 21, 1998 between the hours of 11 a.m. and 1 p.m. Measurements were taken at three sites near the southern property boundary to capture the ambient traffic noise. The first site was at the southwesterly end of Valley Canyon Road, where the future elementary school site is proposed. The second site was at the existing intersection of Valley Canyon Road and Stonecrest Road, and the third site was at the northeasterly end of pavement of Valley Canyon Road. Noise levels at the site were dominated by traffic on the Route 14 Freeway to the south. No other significant sources of noise were noted during the site visit.

All environmental noise levels were measured with a precision integrating Larson Davis Model 820 sound level meter that had been calibrated with a B&K 4230 Acoustical Calibrator immediately prior to use. This sound level meter measures and displays the equivalent noise level (LEQ), as well as the maximum and the minimum noise levels during the measurement period[3].

The data thus collected were analyzed to determine the ambient CNEL level at the measurement locations. The CNEL value was determined by measuring the equivalent noise level (LEQ) directly, and then calculating the community equivalent noise level for each of the other 23 hours in the day, taking into account different weighing factors for the noise levels occurring during the day, evening, and nighttime periods. The results of the monitoring and calculations are summarized in **Table 4.4.1**.

As indicated in the table, the existing exterior noise levels in the southwesterly and southeasterly portion of the project site (closest to the major noise source) fall into the range of Normally Acceptable to Conditionally Acceptable (55-60 dB) for residential or school development. Exterior noise levels at the intersection location fall into the Conditionally Acceptable to Normally Unacceptable (60-70 dB) range for development of residential land uses or schools.

[3] Additional technical information on this methodology may be found in the Noise Report included in the Technical Appendix of this document.

TABLE 4.4.1

Measured Ambient Noise Levels (in dB) for V.T.T.M. 48086

Location	Peak Hour LEQ	CNEL
School site	55.1	57.1
Valley Canyon Rd / Stonecrest Rd Intersection	62.1	64.1
N. Valley Canyon Road	52.1	54.1

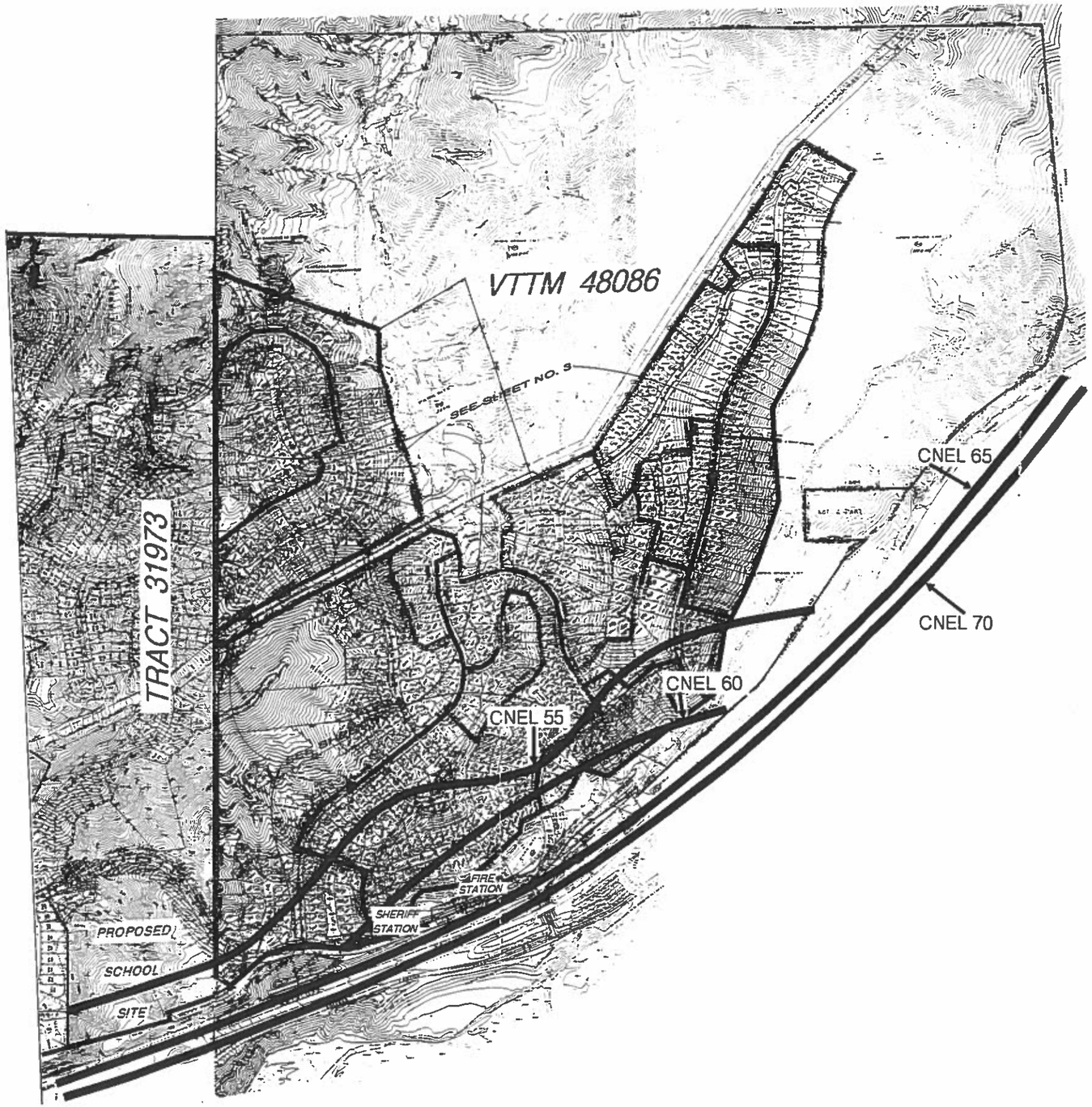
Equivalent noise contours for CNEL 55, CNEL 60, CNEL 65, and CNEL 70 are illustrated in **Figure 4.4-1**. The locations of the contours were based on the computer modeling projections for the five locations analyzed for potential project impacts (discussed below). Distances to the contours were calculated based on the existing topography. The CNEL 70 and CNEL 65 contours are close to the Freeway and are not affected by the topography between the Freeway and the site. The CNEL 60 contour extends toward the middle of the site as illustrated, and moves out to the Freeway side of the hills and elevated topography at the east and west end of the site. This contour dies into the existing topography. As illustrated, the CNEL 55 contour moves in and out based on the topography.

Environmental Impacts

Project Impacts

Construction-Related Noise

Proposed project construction activities would temporarily generate high noise levels on and adjacent to the site intermittently over the entire period of project construction. Noise levels generated by typical construction equipment are provided in **Table 4.4.2**. If approved, a total of 542 units would be built in five phases over approximately five years. Site modification would correspond to the development phasing; however, pregrading of planned areas may occur prior to development of units if necessary to assure that sufficient infrastructure improvements are provided. Complete project build-out is anticipated for the year 2005. Undeveloped properties located to the north, east, and southeast would not be impacted by project-related construction noise. Residents of the tract west of the project site may experience a temporary increase in ambient noise levels during construction.



EXTERIOR NOISE LEVEL CONTOUR EXHIBIT

Not to scale

Source: Davy & Associates, 8/24/99

VESTING TENTATIVE TRACT MAP No. 48086

TABLE 4.4.2

NOISE LEVELS OF TYPICAL CONSTRUCTION EQUIPMENT V.T.T.M. 48086

Equipment	Noise Level (dBA) at 50 Feet
Bulldozers	77
Scrapers	76
Motor Graders	76
Water Cat/Water Truck/Water Tank/ Vibratory Compactor	81
Bottom Dump Trucks	75
Backhoe/Dump Trucks	75
Track Excavator/Water Truck	81
Air Compressors/Jackhammer/Concrete Saw	74
Trenches/Forklifts	85
Small Crane/Concrete Pump	80
Concrete Finishing Machines	70
Skil Saws	79

Source: Davy & Associates, Inc.

Construction-related noise may also temporarily impact the resident and transient wildlife onsite. Wildlife not directly displaced by grading activities may be temporarily frightened offsite by noise generated during construction. Nocturnal species will not be effected by construction-related noise.

Impacts of Project-Related Ambient Noise to Off-Site Locations

Upon buildout, project-generated noise would contribute to ambient noise levels in the project vicinity. Noise generated by the residential uses onsite would include (but not be limited to) vehicular traffic, occasional landscape maintenance equipment, and recreation related noises. Given that the existing background noise levels are below the thresholds of significance, the project-related noise is not anticipated to raise ambient noise levels to a significant level.

Impacts of Off-Site Ambient Noise on Future Project Residents

As illustrated in **Figure 4.4-1**, the existing noise contours indicate that no residential or public land uses (besides a portion of Valley Canyon Road) are proposed in areas that have ambient exterior noise levels of CNEL 65 or greater. The sheriff sub-station site and the fire station site, as well as approximately 15 residential lots would be subject to exterior noise levels between CNEL 60 and CNEL 65. Approximately 70 residential lots and the proposed school site would

be subject to exterior noise levels between CNEL 55 and CNEL 60. All other residential lots, approximately 457 lots, would be subject to exterior noise levels of CNEL 55 or less.

Future-year noise levels were calculated at proposed Lots 538, 515, 501, 492, 395, and at the proposed school site. These locations were chosen due to their proximity to the 14 Freeway, the major noise source in the project vicinity. Additional vehicular noise generated on future Valley Canyon Road or the Stonecrest Road underpass would be drown-out by the 14 Freeway, therefore, traffic-generated noise from these streets was not included[4]. The results of the future-year (2015) calculated CNEL values summarized in **Table 4.4.3** indicate that all of the houses in VTTM 48086 will have an exterior noise exposure of CNEL of 61 or less. The State Noise Control Standards (Title 24 Section 3501) states the following:

"Worst-case noise levels either existing or future, shall be used as the basis for determining compliance with this Section. Future noise levels shall be predicted for period of at least 10 years from the time of building permit application."

The Caltrans projection of 173,000 vehicles per day in 2015 was utilized for the Route 14 Freeway analysis. The Larson Davis computerized noise model was utilized along with these future year traffic volume projections to calculate future noise levels on the buildings proposed closest to the Freeway. The daytime LEQ was also calculated for all locations. This is the value that is reported for the school site since the school will not normally be in session other than daytime hours between 7 a.m. and 7 p.m.

The 1998 data was used as input data for a computerized traffic model to calculate noise levels at the two noise monitoring locations impacted by Route 14 traffic. The computerized model is based on a noise prediction method developed and used extensively by the Federal Highway Administration. Input parameters for the computer model used for each calculation of noise level at a specific location include the following:

- Distance to the Highway
- Number of lanes
- Center median width
- Elevation to the receivers location
- Total daily vehicle count (ADT)

[4] B. Davy, Davy & Associates, 9/8/99 telephone communication w/LDC.

- Percentage of Trucks of total Count
- Prevailing Speed of Automobile and trucks
- Slope of Highway
- Distance from receiver to intervening barriers, earth berms, hills, solid walls, or other shielding topographical features.
- Elevation of intervening barriers, earth berms, hills, solid walls, or other shielding topographical features.

Table 4.4.3 summarizes the results of the calculations for on-site impacts from background noise upon project buildout.

TABLE 4.4.3

Calculated CNEL Values (in dB) For Year 2015 Traffic Volumes V.T.T.M. 48086

Location	*Wall Size*	*1st Floor CNEL*		*2nd Floor CNEL*	
		Exterior	*Interior **	*Exterior*	*Interior **
School Site	–	59.8	39.8	N/A	N/A
Lot 538	–	56.3	36.3	56.3	36.3
Lot 515	6'	57.4	37.4	61.4	41.4
Lot 501	–	53.1	33.1	53.2	33.2
Lot 492	–	54.5	34.5	55.0	35.0
Lot 395	–	46.7	26.7	47.9	27.9

Source: Davy & Associates, 2/99.
* Interior noise levels: Exterior CNEL value minus A-Weighted noise reduction of 20 dB provided by standard construction methods. In some instances, as-built testing of interior noise levels has found standard construction to yield a 20-25 dB decrease in noise levels. This table reflects the conservative 20 dB reduction.

As indicated in the table, the calculated future year (2015) CNEL values indicate that the site will be exposed to *interior* noise levels that comply with the requirements of both the County of Los Angeles and the California Noise Insulation Standards, which is CNEL 45.

Cumulative Impacts

Ambient noise levels will continue to increase due to increased traffic volumes on the 14 Freeway as the area is built-out with the proposed project and the related projects approved in the area. The previous sub-section titled *Impacts of Off-Site Ambient Noise on Future Project Residents* analyzes the future-year 2015 cumulative projects noise levels anticipated from traffic on the 14 Freeway. As indicated in that sub-section, under the cumulative-projects condition, with the use of standard construction practices no interior noise levels on-site will exceed CNEL 45.

As individual projects build-out, they will be subject to the same construction standards as the proposed project, which ensure interior noise levels of CNEL 45 or less. It is anticipated that additional mitigation, such as window glazing and/or the use of walls or berms to reduce interior noise levels will be required on an individual project basis where required.

Mitigation Measures

Results of the onsite noise analysis indicate that the potential impacts of ambient noise on the future project residents, as well as off-site impacts from project-generated noise, will be less than significant. However, in order to comply with the requirements of the California Noise Insulation Standards (Title 24), as well as standards for exterior noise as found in Title 24, Part 51 of the Code of Regulations, all of the following recommended mitigation measures shall be implemented. All but two of the mitigation measures listed below are standard for all development projects in the County of Los Angeles.

- (S) Restriction of grading and construction activities to between 7 a.m. and 7 p.m. on weekdays and 8 a.m. to 5 p.m. on Saturdays. No work should be done on Sundays or holidays except for emergency conditions.

- (S) All construction and grading equipment should be checked for proper maintenance. All vehicles and compressors should use exhaust mufflers, and engine enclosure covers as designed by the manufacturer should be in place at all times.

- (S) Subcontractors shall comply with the appropriate sections of the Building Ordinance and the Noise Ordinance.

- (P) Lots 505 – 521 and Lot 533 are not shielded by hills adjacent to the freeway as the other lots are. It is recommended that a 6' high solid wall be built along the property line adjacent to the freeway on these lots.

- (P) Even though it is not required to comply with the California Noise Insulation Standards, all windows and glass doors facing the freeway on Lots 505 - 521 and Lot 533 shall be glazed with STC 32 glazing.

Conclusion

Implementation of the proposed project would likely result in some short-term elevation of ambient noise levels on and adjacent to the site intermittently over the period of project construction. However, due to its temporary nature, construction-related noise will not significantly impact residential properties in the vicinity of the project site, nor resident wildlife.

This residential project will be required to comply with the requirements of the California Noise Insulation Standards (Title 24), as well as standards for exterior noise as found in Title 24, thereby reducing the potential impacts of traffic-related noise to a level below the significant threshold. In addition, noise associated with residential uses will not exceed the noise levels of local traffic and are not expected to have a significant environmental impact.

4.5 AIR QUALITY

This section summarizes the proposed project's potential for generating short- and long-term adverse impacts to local and regional air quality. The information contained herein is a summary of the "Shadow Pines Air Quality Impact Analysis" report prepared by Impact Sciences. A complete copy of that report, dated March 1, 1999, is included in Appendix E of this DEIR.

Introduction To Air Quality

The Southern California area has been divided into a number of geographical air basins. The Spring Canyon project site is located within the South Coast Air Basin (herein referred to as the Basin), which includes all of Orange County, and the non-desert portions of Los Angeles, San Bernardino, and Riverside Counties. The topography and climate of the Basin combine to make it an area of high smog potential. The air pollutants within the Basin are generated by both stationary and mobile sources. Stationary sources are known as "point sources", which have one or more emission sources at a single facility. Mobile sources refer to operational and evaporative emissions from motor vehicles. Additional information on general air quality within the Basin can be found in Appendix E.

Regulatory Agencies and Responsibilities

Air quality within the Basin is addressed through the efforts of various Federal, State, regional, and local government agencies. These agencies work jointly, as well as individually, to improve air quality through legislation, regulations, planning, policy-making, education, and a variety of programs. Appendix E contains a complete discussion of the responsibilities of the various agencies.

The U.S. Environmental Protection Agency (U.S.EPA) is responsible for enforcing the 1990 amendments to the Federal Clean Air Act (CAA) and the national ambient air quality standards (Federal standards) that it establishes. The California Air Resources Board (ARB), a department of the California EPA, oversees air quality planning and control throughout California. It is primarily responsible for ensuring implementation of the 1989 amendments to the California Clean Air Act (CCAA), responding to the Federal CAA requirements, and for regulating emissions from motor vehicles and consumer products within the State. The Southern California Association of Governments (SCAG) is a council of governments for the Counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura. Although SCAG is not an air quality management agency, it is responsible

for several air quality planning issues. Specifically, as the designated Metropolitan Planning Organization (MPO) for the southern California region.

The management of air quality in the Basin is the responsibility of the South Coast Air Quality Management District (SCAQMD). Specifically, SCAQMD is responsible for monitoring ambient air pollutant levels throughout the Basin and for developing and implementing attainment strategies to ensure that future emissions will be within Federal and State standards.

Existing Conditions

Existing Local Climate

The proposed project site, V.T.T.M. 48086, is located in unincorporated Los Angeles County to the east of the City of Santa Clarita. It is in the transitional microclimatic zone of the South Coast Air Basin, located between two climatic types that are termed valley marginal and high desert. Situated far enough from the ocean to usually escape coastal damp air and fog, the summers are hot and the winters sunny and warm. Summer nights are pleasantly cool and the surrounding slopes drain off cold air near the ground on clear winter nights.

The South Coast Air Basin both transports and receives air pollutants from the coastal portions of Ventura and Santa Barbara counties which are also located in the South Central Coast Air Basin. The South Central Coast Air Basin also receives air pollutants from oil and gas development operations on the outer continental shelf. The 1997 Air Quality Management Plan (AQMP) does not specifically address the control requirements for these adjacent areas. However, the control measures in this Plan meet both the CAA and CCAA transport requirements and will assist downwind areas in complying with the Federal ozone air quality standard[1].

Climate in the Santa Clarita Valley is relatively mild and annual average daytime temperatures range from 89.7 degrees Fahrenheit (F) in summer to 63.6 degrees F in winter. Low temperatures average 58.9 degrees F in summer and 41.3 degrees F in winter. In wintertime during calm, clear nights, the localized mountain/valley wind patterns are enhanced and cool air blows down from the mountains towards the Valley floor. Annual precipitation in the Santa Clarita Valley is approximately 13.10 inches, which occurs almost exclusively from late October to early April. As elsewhere in

[1] SQAQMD, *1997 AQMP*, November 1996, p.I-23.

the Basin, precipitation is higher in the mountains than in the Valley. Portions of the Santa Susana and San Gabriel Mountains, which form the outer limits of the Valley, receive between 22 and 24 inches of rainfall per year.

Predominant wind patterns for the greater Santa Clarita Valley area are typical for areas in which valleys and mountains are located in proximity to one another. During the day, onshore winds reach the Valley and are enhanced by local topographical features. During the night, surface radiation cools the air in the mountains and hills, which flows down the Valley, producing a gentle wind pattern. The predominant daytime wind flows from the south/southeast as the effects of the regional onshore flow are modified by the up-valley flow from the San Fernando Valley through the Newhall Pass. This pattern is most dominant during summer, the peak smog season. At night, local winds flow down the Santa Clara River Valley as winds flowing from the east.

Regional Air Quality

To monitor the concentrations of the six criteria pollutants, the SCAQMD has divided the Basin into source receptor areas (SRAs) in which thirty-three air quality monitoring stations are operated. The project site is located within SRA 13, which encompasses the Santa Clarita Valley west to the Ventura County line. The station that monitors this SRA is located approximately 10 miles west of the project site at Los Angeles County Fire Station No. 73, 24875 North San Fernando Road. This station presently only monitors emission levels of O3, CO, NO2, and PM10. No other station monitors air pollutant concentrations in the Santa Clarita Valley.

Table 4.5.1 lists the ambient pollutant concentrations and the violations of State and Federal standards that have occurred at the Santa Clarita monitoring station from 1993 through 1997.

As shown, the Santa Clarita monitoring station has registered values above State and Federal standards for O3 and the State standard for PM10. Concentrations of CO and NO2 have not been exceeded within the Santa Clarita Valley and concentrations of the other two criteria pollutants, sulfur dioxide and lead, have not been exceeded anywhere within the Basin for several years.

TABLE 4.5.1

AMBIENT POLLUTANT CONCENTRATIONS

Pollutant	Standard[1,2]	Year 1993	1994	1995	1996	1997
SANTA CLARITA MONITORING STATION						
OZONE (O_3)						
Maximum 1-Hour Concentration Monitored (ppm)		0.22	0.26	0.21	0.17	0.16
Number of days exceeding Federal Standard	>0.12 ppm	44	66	26	19	13
Number of days exceeding Federal-1 hour standard	>0.09 ppm	92	118	72	68	54
Number of days with stage 1 ozone episode	0.20 ppm	3	6	1	0	0
Number of days with stage 2 ozone episode	0.35 ppm	0	0	0	0	0
CARBON MONOXIDE (CO)						
Maximum 1-hour concentration monitored (ppm)		8	7	7	7	7
Number of days exceeding Federal 1-hour standard	>35.0 ppm	0	0	0	0	0
Number of days exceeding State 1-hour standard	>20.0 ppm	0	0	0	0	0
Maximum 8-hour concentration monitored (ppm)	9.1 ppm	3.9	3.9	4.1	3.9	6.8
8-hour standard		0	0	0	0	0
NITROGEN DIOXIDE (NO_2)						
Maximum 1-hour concentration monitored (ppm)		0.13	0.12	0.16	0.08	--
Annual Average Monitored (ppm)		0.0289	0.0327	0.0305	0.0152	--
Percentage of average exceeding Federal Standard	0.0534 ppm am	0	0	0	0	0
Number of days exceeding State standard	>0.25 ppm 1-hour	0	0	0	0	0
PARTICULATE MATTER (PM_{10})						
Maximum 24-hour concentration ($\mu g/m^3$)		75	66	87	91	67
Number of samples		55	58	61	53	59
Number of samples exceeding Federal standard	>150 ($\mu g/m^3$)	0	0	0	0	0
Number of samples exceeding State standard	>50 ($\mu g/m^3$)	8	13	13	5	5
Percent of samples exceeding Federal standard	>150 ($\mu g/m^3$)	0	0	0	0	0
Percent of samples exceeding State standard	>50 ($\mu g/m^3$)	14.5	22.4	21.3	9.4	8.5

-- pollutant not monitored; na = not available

Sources: South Coast Air Quality Management District, Air Quality Data (for 1993, 1994, 1995, 1996 and 1997), (Diamond Bar, California: South Coast Air Quality Management District, 1994, 1995, 1996, 1997, 1998); California Air Resources Board, Technical Support Division, California Air Quality Data [for 1993, 1994, 1995, 1996 and 1997], (Sacramento, California: California Air Resources Board, 1994, 1995, 1996, 1997 and 1998).

[1]Parts by volume per million of air (ppm), micrograms per cubic meter of air ($\mu g/m^3$), or annual arithmetic mean (aam).

[2]Federal and State standards are for the same time period as the maximum concentration measurement unless otherwise indicated.

Local Vicinity Emissions

The vicinity of the project site is characterized by residential development, undeveloped parcels, the Antelope Valley Freeway (State Route 14), and the Santa Clara River. Emissions sources include area sources, such as space and water heating, cooking, landscape maintenance, use of consumer products, and mobile activities, primarily automobile and truck traffic.

Motor vehicles are the primary sources of pollutants within the project vicinity. Traffic-congested roadways and intersections have the potential to generate localized high levels of CO. Localized areas where ambient concentrations exceed State and/or Federal standards are termed CO "hotspots." Section 9.4 of the CEQA Air Quality Handbook identifies carbon monoxide (CO) as a localized problem requiring additional analysis when a project is likely to subject sensitive receptors to CO hotspots. Sensitive receptors are populations that are more susceptible to the effects of air pollution than is the population at large[2]. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities.[3]

The SCAQMD recommends the use of CALINE4, a dispersion model for predicting CO concentrations, as the preferred method of estimating pollutant concentrations at sensitive receptors near congested roadways and intersections. For each intersection analyzed, CALINE4 adds roadway-specific CO emissions calculated from peak hour turning volumes to ambient CO air concentrations. For this analysis, CO concentrations were calculated based on a simplified CALINE4 screening model developed by the Bay Area Air Quality Management District. The simplified model is intended as a screening analysis which identifies a potential CO hotspot. If a hotspot is identified, the complete CALINE4 model is utilized to determine precisely the CO concentrations predicted at the intersections in question. This methodology assumes worst-case conditions (i.e., wind direction is parallel to the primary roadway, 90° to the secondary road; wind speed of less than one meter per second; and extreme atmospheric stability) and provides a screening of maximum, worst-case, CO concentrations.

Maximum CO concentrations were calculated for peak hour traffic volumes at the one intersection in the project vicinity that has sensitive receptors (residential units) in close proximity. These homes are also located within a couple hundred feet of the Antelope Valley Freeway which experiences

[2] *CEQA Air Quality Handbook*, p. 5-1.
[3] *CEQA Air Quality Handbook*, p. 5-7.

congestion during the morning and evening peak traffic hours. The results of these calculations are presented in **Table 4.5.2** for representative receptors located 50, 100, and 300 feet from each roadway. As shown, the CALINE4 screening model predicts that, under worst case conditions, no existing CO concentrations would exceed the State and Federal 1- and 8-hour CO standards near this intersection.

TABLE 4.5.2

EXISTING CARBON MONOXIDE CONCENTRATIONS (PPM)

V.T.T.M. 48086

Intersection	50 Feet		100 Feet		300 Feet	
	1-Hour[1]	8-Hour[2]	1-Hour[1]	8-Hour[2]	1-Hour[1]	8-Hour[2]
Soledad Canyon Rd. & Shadow Pines Blvd.	9.8	4.7	9.1	4.3	8.1	3.7

Source: Impact Sciences, Inc. Emissions calculations are provided in Appendix A.
[1]State standard is 20.0 parts per million. Federal Standard is 35 parts per million.
[2]State and Federal standard is 9.0 parts per million.
PPM=Part Per Million.

Site Specific Emissions

The project site is vacant and presently does not support uses which would generate regional or local emissions.

Project Impacts

The proposed project consists of 542 single family residential lots, three open space lots, one fire station lot, one sheriff sub-station lot, and two park site lots located on approximately 548.1 acres of vacant land. The residential uses, including streets, would occupy approximately 245.7 acres of the site. The future fire station lot would occupy approximately 3.2 acres, the sheriff sub-station lot would occupy approximately 1.8 acres, the two park sites occupy approximately 18.0 acres, and the three open space lots would occupy the remaining 279.4 acres of the property. Assess to the project site is proposed to be provided from Spring Canyon Road, an extension of Valley Canyon Road to Sequoia Drive to the west, and connection to an as yet unnamed street in the westerly adjacent residential tract that is currently under construction.

The applicant is also proposing to provide and grade a site for a new elementary school as mitigation for anticipated school impacts. The school would serve the students generated by the project, the adjacent development to the west of the project site (Tract 31973) which is presently under

construction, and other homes in the immediate vicinity.

Development of the project would generate air emissions from a wide variety of stationary and mobile sources. Stationary source emissions, such as PM10, would be generated by on-site construction activities. Once the proposed uses are completed and occupied, emissions would be generated by stationary area sources such as water and space heaters, landscape maintenance equipment, and consumer products. Mobile source emissions would be generated by motor vehicle travel associated with construction activities and occupancy of the proposed development. A discussion of recommended significance criteria and an assessment of construction and operational emissions are presented below based on the methodologies recommended in the SCAQMD's CEQA Air Quality Handbook.

Significance Threshold Criteria

New and modified projects will often affect regional air quality both directly and indirectly. When determining the extent of a project's environmental impact and the significance of such impact, the project should be compared to established thresholds of significance. This EIR refers to the thresholds recommended by the SCAQMD in its CEQA Air Quality Handbook.

Construction Emission Thresholds

The SCAQMD recommends that projects with construction-related emissions that exceed any of the following emissions thresholds should be considered significant:

- 24.75 tons per quarter or 550 pounds per day of CO;
- 2.5 tons per quarter or 75 pounds per day of VOC;
- 2.5 tons per quarter or 100 pounds per day of NOx;
- 6.75 tons per quarter or 150 pounds per day of SOx;
- 6.75 tons per quarter or 150 pounds per day of PM10.

Operational Emissions

The SCAQMD has recommended two types of air pollution thresholds to assist lead agencies in determining whether or not the operational phase of a project's development would be significant. These are identified in the following discussion under Emission Significance Thresholds and Additional Indicators of Potential Air Quality Impacts. The SCAQMD recommends that a project's impacts be considered significant if either of these thresholds is exceeded.

Emission Significance Thresholds

The SCAQMD has established these thresholds, in part, based on Section 182(e) of the Federal CAA which identifies 10 tons a year of volatile organic gases as the significance level for stationary sources of emissions in extreme non-attainment areas for ozone[4]. VOC and NOx undergo photochemical reactions in sunlight to form ozone and the Basin is the only extreme non-attainment area for ozone in the United States. This emission threshold has been converted to a pound per day threshold for the operational phase of a project. Thresholds for other emissions have been identified based on their levels in the Basin in comparison with ozone levels. Because they are converted from a CAA threshold, the SCAQMD believes that these thresholds are based on scientific and factual data.[5] Therefore the SCAQMD recommends that the following thresholds be used in making a determination of operation-related project significance:

- 550 pounds per day of CO;
- 55 pounds per day of VOC;
- 55 pounds per day of NOx;
- 150 pounds per day of SOx;
- 150 pounds per day of PM10.

Additional Indicators of Potential Air Quality Impacts

The SCAQMD recommends that projects meeting any of the following criteria also be considered to have significant air quality impacts:

- Project could interfere with the attainment of the Federal or State ambient air quality standards by either violating or contributing to an existing or projected air quality violation;
- Project could result in population increases within an area which would be in excess of that projected by SCAG in the AQMP, or increase the population in an area where SCAG has not projected that growth for the project's build-out year;
- Project could generate vehicle trips that cause a CO hotspot or project could be occupied by sensitive receptors that are exposed to a CO hotspot;

[4] *CEQA Air Quality Handbook*, p. 6-1.
[5] *CEQA Air Quality Handbook*, p. 6-1.

- Project will have the potential to create, or be subjected to, an objectionable odor that could impact sensitive receptors;
- Project will have hazardous materials on site and could result in an accidental release of toxic air emissions or acutely hazardous materials posing a threat to public health and safety;
- Project could emit a toxic air contaminant regulated by SCAQMD rules or that is on a Federal or State air toxic list;
- Project could be occupied by sensitive receptors within one quarter mile of an existing facility that emits air toxics identified in SCAQMD Rule 1401; or
- Project could emit carcinogenic or toxic air contaminants that individually or cumulatively exceed the maximum individual cancer risk of one in one million.

Construction Impacts

Development of the project would require site preparation (i.e., land clearing, grading, cut and fill, and excavation and trenching) and construction of the proposed residential uses. These construction activities would occur over an approximate five-year period as individual phases are constructed. During this time, emissions would be generated by heavy-duty construction vehicles, on-site stationary sources, and on- and off-road vehicles, including construction worker vehicles. In addition, fugitive dust would be generated by grading and construction activities. The amount of equipment and number of employees would vary with each construction phase and construction activity depending on the intensity of activity.

Because of the construction time-frame, overlapping of building phases, and the normal day-to-day variability in construction activities, it is difficult, if not impossible, to precisely quantify the daily or quarterly emissions associated with each phase of the proposed construction activities. **Table 4.5.3**, nonetheless, identifies daily emissions associated with typical equipment for the different construction phases planned for the proposed project. These emissions assume that all of the construction equipment and activities would occur continuously over an 8-hour period.

TABLE 4.5.3

ESTIMATED CONSTRUCTION EMISSIONS

V.T.T.M. 48086

EMISSIONS SOURCE	EMISSIONS IN POUNDS PER DAY				
	CO	VOC	NO_x	SO_x	PM_{10}
Construction Equipment	37.97	6.57	73.75	7.05	3.47
On- and Off-Road Vehicles[1]	20.81	3.51	23.33	0.00	1.77
Fugitive Dust					
Excavation/Trenching	-	-	-	-	1.48
Bulldozing/Scraping/Compaction	-	-	-	-	143.94
Vehicles	-	-	-	-	601.50
Exposed Storage Piles	-	-	-	-	14.46
Total:	58.78	10.09	97.08	7.05	768.16

Source: Impact Sciences, Inc. Emissions calculations are provided in Appendix B.
Total in table includes both Site Preparation Phase and General Construction Phase and it may not appear to add exactly due to rounding in the computer model calculations.
[1]Includes trucks, material transport vehicles, and construction employee vehicles.

Operational Impacts

Daily Emissions

Operational emissions would be generated by both stationary and mobile sources as a result of normal day-to-day activities on the project site after occupation. Stationary areas emissions would be generated by the consumption of natural gas for space and water heating devices, the operation of landscape maintenance equipment, and from consumer products. Mobile emissions would be generated by the motor vehicles traveling to and from the project site.

The analysis of daily operational emissions has been prepared utilizing a computer model developed by Impact Sciences, Inc., using the data and methodologies identified in the SCAQMD's CEQA Air Quality Handbook. This was utilized since it is the most detailed methodology available to calculate project-related mobile emissions and it utilizes the most current emission factors (EMFAC7G) available from the California Air Resources Board. The SCAQMD has approved this model for use[6]. The results of these calculations are presented in **Table 4.5.4**.

[6] Impact Sciences interview w/S. Smith, SCAQMD, Diamond Bar, CA 1/25/96.

As shown, the project at completion and full occupancy would generate total emissions of NOx and PM_{10} which would exceed SCAQMD recommended thresholds. As the amount of emissions would exceed the recommended thresholds, this impact would be considered significant.

TABLE 4.5.4

ESTIMATED OPERATIONAL EMISSIONS

V.T.T.M. 48086

Emissions Source	Emissions in Pounds Per Day				
	CO	VOC	NO_x	SO_x	PM_{10}
Vehicular Sources	207.7	42.0	57.5	3.9	255.2
Water and Space Heating	2.4	0.6	9.6	0.0	0.0
Landscape Maintenance	3.1	0.3	0.1	0.0	0.0
Consumer Products	-	9.3	-	-	-
Total Emissions:	213.3	52.2	67.1	3.9	255.2
SCAQMD Threshold:	550.0	55.0	55.0	150.0	150.0
Exceeds Threshold?:	**NO**	**NO**	**YES**	**NO**	**YES**

Source: Impact Sciences, Inc. Emissions calculations are provided in Appendix B.
Totals in table may not appear to add exactly due to rounding in the computer model calculations.

Additional Indicators of Potential Air Quality Impacts

As previously discussed, the SCAQMD lists criteria indicating when a project may create potential air quality impacts. These criteria are listed in italics below, along with an analysis of whether or not the project meets any of them. If a project meets any one of the criteria, project air quality impacts would be significant relative to that criterion:

Project could interfere with the attainment of the Federal or State ambient air quality standards by either violating or contributing to an existing or projected air quality violation.

SCAQMD's *CEQA Air Quality Handbook* indicates that an air quality modeling analysis that identifies the project's impact on ambient air quality would need to be performed[7]. In order for a project to be found consistent, the analysis would have to demonstrate that the project's emissions would not increase the frequency or the severity of existing air quality violations, or contribute to a new violation[8]. The localized carbon monoxide analysis for traffic emissions meets these standards. However, SCAQMD staff indicate

[7] *CEQA Air Quality Handbook, p. 12-3*
[8] *CEQA Air Quality Handbook, p. 12-3*

that regional air quality models do not exist for this kind of analysis for general development projects and that no such analysis can be undertaken.[9] Instead, SCAQMD staff state that a project's consistency with the population number and location assumptions identified by SCAG and used in the preparation of the AQMP should be assessed[10] as required by the following criterion:

Project could result in population increases within an area which would be in excess of that projected by SCAG in the AQMP, or increase the population in an area where SCAG has not projected that growth for the project's buildout year.

As discussed earlier in this analysis, the 1997 AQMP is designed to accommodate growth, to reduce the high levels of pollutants within the areas under the jurisdiction of SCAQMD, to return clean air to the region by 2010, and to minimize the impact on the economy. Projects which are considered to be consistent with the AQMP do not interfere with attainment and do not contribute to the exceedance of an existing air quality violation because this growth is included in the projections utilized in the formulation of the AQMP. Therefore, projects, uses, and activities that are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP, even if they exceed the SCAQMD's recommended thresholds. The following analysis discusses the project's consistency with the AQMP.

Projects that are consistent with the projections of population forecasts identified in the Growth Management Chapter of the RCPG are considered consistent with the AQMP growth projections. This is because the Growth Management Chapter forms the basis of the land use and transportation control portions of the AQMP.

The project site is located within SCAG North Los Angeles County subregion of the RCPG. By the year 2000, SCAG estimates that the population for this area would increase to 420,000 persons and by the year 2010 to 629,000 persons. This represents a population growth of 184,000 persons by the year 2000, and 393,000 persons by the year 2010 over 1990 conditions. The proposed project is consistent with these growth projections; by the time the project is built out in 2005, its population would total approximately 1,670 residents[11], constituting only 0.4 percent of the increase from 1990 to 2010 increase.

[9] Impact Sciences interview w/S. Smith, SCAQMD, 2/23/96.
[10] Ibid.
[11] Based on 3.09 persons per household.

The population within the Santa Clarita Valley area is projected by SCAG[12] to increase from 226,346 in the year 2000 to 288,020 in 2005. The population of the proposed project would contribute approximately 2.7 percent of this growth. Therefore, the project would be consistent with the AQMP forecasts for this area, and it should not jeopardize attainment of State and Federal ambient air quality standards in the Santa Clarita Valley.

Another measurement tool in determining AQMP consistency is to determine how a project accommodates the expected increase in population and employment. Generally, if a project is planned in a way that results in the minimization of vehicle miles traveled (VMT) both within the project and in the community in which it is located, and consequently the minimization of air pollutant emissions, that project is consistent with the AQMP.[13]

The applicant is proposing to provide and grade a site for a new elementary school. The school would serve the students generated by the project, the adjacent development to the west of the project site, and other homes in the immediate vicinity. Students within these areas are likely to presently attend Pinetree Elementary School, located at 21956 Lotusgarden Avenue. Development of the new elementary school would allow project-generated students, as well as those in the vicinity of the project site, to attend a school closer to their homes. This means that more children could walk or ride bicycles to and from school, and the distance that parents would otherwise need to drive the children to and from school would be reduced. It is anticipated, therefore, that the new school would reduce the amount of emissions that could be generated within the Santa Clarita Valley. This is consistent with the goals of the AQMP for reducing the emissions associated with new development.

Project could generate vehicle trips that cause a CO hotspot or project could be occupied by sensitive receptors that are exposed to a CO hotspot.

As was done to assess existing CO concentrations, the simplified CALINE4 screening procedure was used to predict future CO concentrations 50, 100, and 300 feet from the study intersection in the project area. The results of air emissions modeling for the project study area are shown in **Table 4.5.5**. As shown, the State and Federal 1- and 8-hour CO standards would not be exceeded near the study intersections at project buildout. Therefore, CO hotspots are not predicted to exist near these intersections in the future and the contribution of project traffic-related CO at these intersections would not be considered significant.

[12] LDC interview (phone) w/Javier Minjares, SCAG 3/2/99.
[13] *CEQA Air Quality Handbook*, p. 12-5.

TABLE 4.5.5

PREDICTED FUTURE (YEAR 2005) CARBON MONOXIDE CONCENTRATION

V.T.T.M. 48086

Intersection	50 Feet		100 Feet		300 Feet	
	1-Hour[1]	8-Hour[2]	1-Hour[1]	8-Hour[2]	1-Hour[1]	8-Hour[2]
Soledad Canyon Rd.&Shadow Pines Blvd.	8.9	4.3	8.3	3.9	7.5	3.6

Source: Impact Sciences, Inc. Emissions calculation are provided in Appendix A.
[1]State standard is 20.0 parts per million. Federal standard is 35 parts per million.
[2]State and Federal standard is 9.0 parts per million.

Toxic air pollutants are not expected to occur in any meaningful amounts in conjunction with operation of the proposed land uses. Only common forms of hazardous or toxic substances typically used or stored in conjunction with household activities would be present in small quantities. Most uses of such substances would occur indoors. Adjacent land uses would not subject project site residents to toxic air emissions. Based on the common uses expected on the site, no significant impacts are expected to occur.

Operational Impacts Conclusion

Operational emissions generated primarily from project vehicular traffic would exceed SCAQMD recommended emission thresholds of significance for NOx and PM10 and, for that reason, they are considered significant. When compared against the eight additional indicators of potential air quality impacts, it was found that the project does not meet any of the additional indicators and would not jeopardize attainment of air quality standards set forth in the AQMP, cause a CO hotspot, generate or be exposed to significant odors, or generate or be exposed to significant toxic air emissions.

CUMULATIVE IMPACTS

The SCAQMD's CEQA Air Quality Handbook identifies possible methods to determine the cumulative significance of land use projects[14]. The method employed for this impact analysis is that the project shows a one percent per year reduction in project emissions of CO, VOC, NOx, SOx, and PM10. This method differs from the methodology used in other sections of EIRs in

[14] *CEQA Air Quality Handbook, p. 9-12.*

which all foreseeable future development within a given service boundary or geographical area is predicted and their impacts measured. The SCAQMD has not identified thresholds to which the total emissions of all cumulative development can be compared. Instead, the SCAQMD's methods are based on performance standards and emission reduction targets necessary to attain the Federal and State air quality standards identified in the AQMP.

As discussed earlier, the 1997 AQMP was prepared to accommodate growth, to reduce the high levels of pollutants within the Basin, to meet State and Federal air quality standards, and to minimize the fiscal impact that pollution control measures have on the local economy. According to the CEQA Air Quality Handbook, projects which are consistent with the AQMP performance standards and emission reduction targets should be considered less-than-significant unless there is other pertinent information to the contrary.[15]

The following analysis assesses the proposed project's cumulative impacts based on the appropriate performance standard (1% reduction/year) and emissions reduction targets recommended in the SCAQMD's CEQA Air Quality Handbook.

Project Shows a One Percent Per Year Reduction in Project Emissions of CO, VOC, NOx, SOx, and PM_{10}.

Table 4.5.6, Estimated Operational Emission Reduction Efficiencies, summarizes the percent - reduction in emissions that could be expected per year when all of the recommended mitigation measures are implemented. The SCAQMD's CEQA Air Quality Handbook indicates that the standard annual reduction for each emission factor should be one percent per year. The emission reductions predicted with the implementation of the recommended mitigation measures represent annual reductions equalling 4.8 percent of the project's unmitigated CO emissions, 7.8 percent of unmitigated VOC emissions, 6.6 percent of unmitigated NOx, and 4.4 percent of unmitigated PM10 emissions. It is anticipated that these reduction percentages would occur on an annual basis. These reductions exceed the SCAQMD's performance standard of one percent for annual emissions reductions. The SCAQMD's CEQA Air Quality Handbook does not identify any reduction efficiencies for emissions of SOx. It should be assumed, however, that these measures would reduce emissions of SOx by a minimum of one percent given that the minimum reduction for other emissions is 4.4 percent. Therefore, the project would meet this assumption for annual emissions reductions and would not be considered cumulatively significant.

[15] *CEQA Air Quality Handbook, p. 9-12.*

MITIGATION MEASURES

Mitigation for Construction Impacts

The SCAQMD recommends measures to reduce the impacts of construction-related emissions to the greatest extent possible. Although the proposed project's construction-related impacts are not considered significant, the following measures could be feasibly implemented during the construction phases of development to further decrease project-related emissions. As with all development projects, V.T.T.M. 48086 would already be subject to SCAQMD Rule 403 - Fugitive Dust that would substantially reduce the amount of fugitive dust generated during grading and construction activities. The calculations in **Table 4.5.6** assume that appropriate dust control measures would be implemented during each phase of the project as required by SCAQMD Rule 403 – Fugitive Dust.

TABLE 4.5.6

Construction Emissions With Dust Control Measures
V.T.T.M. 48086

	Emission in Pounds per Day				
Emission Source	*CO*	*VOC*	*NO_x*	*SO_x*	*PM_{10}*
Construction Emission Total:	58.78	10.09	97.08	7.05	768.16
Rule 403 Reduction:	0.00	0.00	0.00	0.00	619.87
Net Emission Totals:	58.78	10.09	97.08	7.05	148.29
SCAQMD Threshold:	550.00	75.00	100.00	150.00	150.00
Exceeds Threshold?:	**NO**	**NO**	**NO**	**NO**	**NO**

Source: Impact Sciences, Inc. Emissions calculations are provided in Appendix B.

- Develop and implement a construction management plan that includes the following measures recommended by the SCAQMD, or equivalently effective measures approved by the SCAQMD:

a) Configure construction parking to minimize traffic interference.

b) Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag person).

c) Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the degree practicable.

d) Re-route construction trucks away from congested streets.

e) Consolidate truck deliveries when possible.

f) Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.

g) Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturers' specifications and per SCAQMD rules, to minimize exhaust emissions.

h) Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at 800/242-4022 for daily forecasts.

i) Use electricity from power poles rather than temporary diesel- or gasoline-powered generators.

j) Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices.

k) Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices.

Measures recommended in the SCAQMD's *CEQA Air Quality Handbook* that were rejected for the proposed project are discussed in Appendix E.

Mitigation for Operation Impacts

The following is a list of measures that could feasibly be implemented by the proposed project to reduce the impacts of operation-related emissions. Other potential measures listed in the SCAQMD's *CEQA Air Quality Handbook* were not applicable to the project due to the type or size of proposed development. They are however, identified in Appendix E along with explanations of why they were not applicable.

Stationary Sources

- Utilize solar or low emission water heaters in residential uses to reduce natural gas consumption and emissions.
- Residential uses are to utilize built-in energy-efficient appliances to reduce energy consumption and emissions.
- Provide shade trees in residential subdivisions to reduce building heating/cooling needs.
- Residential uses are to utilize energy-efficient and automated controls for air conditioners to reduce energy consumption and emissions.
- Install special sunlight-filtering window coatings or double-paned

windows in residential uses to reduce thermal gain or loss.

- Utilize automatic lighting on/off controls and energy-efficient lighting in new residential construction (including street lighting and parking areas) to reduce electricity consumption and associated emissions.
- Use light-colored roofing materials in new residential construction as opposed to dark roofing materials. These materials would reflect, rather than absorb, sunlight and minimize heat gains in buildings. This measure would lessen the overall demand for mechanical air conditioning systems.

Mobile Sources

- Construct bus stops at locations to be determined in coordination with the bus transit service provider that will serve the project area.
- Synchronize and/or install traffic signals on streets impacted by project development.

Emission Reduction Efficiencies

Ranges of emission reduction efficiencies for recommended mitigation measures are identified in Table 11-6 of the SCAQMD's *CEQA Air Quality Handbook* for the operational emissions reductions provided by these types of measures[16]. The SCAQMD recommends that the low end of the range should be used when selecting the efficiencies for various projects unless otherwise justified.[17] Despite the recommended use by the SCAQMD, not all of the measures recommended in the *CEQA Air Quality Handbook* would provide measurable emissions reductions. **Table 4.5.7** shows the emission reduction efficiencies predicted for the project's operational emissions and the mobile and stationary emissions that would be reduced by the measurable recommended mitigation measures using the low end of the reduction efficiency ranges to provide a worst-case analysis. These numbers represent annual reductions of 7.3 percent of the project's unmitigated CO emissions, 7.8 percent of unmitigated VOC emissions, 6.6 percent of unmitigated NOx emissions, and 4.4 percent of unmitigated PM10 emissions.

[16] No emissions reduction efficiencies are provided for SOx emissions.
[17] *CEQA Air Quality Handbook*,.

TABLE 4.5.7

ESTIMATED OPERATIONAL EMISSION REDUCTION EFFICIENCIES

V.T.T.M. 48086

Proposed Measures	Emission Reduction Efficiency (pounds per day) CO	VOC	NO_x	PM_{10}
Stationary Area Sources				
All Residential Uses				
• Solar or low emission water heaters	0.6	1.1	0.9	0.0
• Built-in energy-efficient appliances	0.2	0.3	0.3	0.0
• Provide shade trees to reduce heating/cooling needs	0.0	0.0	0.0	0.0
• Energy-efficient & automated air conditioners	0.0	0.0	0.0	0.0
• Sunlight-filtering coating or double-paned windows	0.2	0.5	0.4	0.0
• Use lighting controls & energy efficient lighting	0.0	0.0	0.0	0.0
• Light-colored roof materials	0.1	0.2	0.1	0.0
Mobile Sources				
• Construct bus passenger benches & shelters	0.4	0.1	0.1	0.5
• Synchronize traffic lights on impacted streets	8.3	1.7	2.3	10.2
Total Reductions w/Mitigation (lbs/day):	**9.8**	**3.8**	**4.2**	**10.7**
Percent Reductions Compared to Unmitigated Operational Emissions:	**4.8%**	**7.8%**	**6.6%**	**4.4%**
SCAQMD's Recommended Standard Annual Reduction	**1%**	**1%**	**1%**	**1%**

Sources: CEQA Air Quality Handbook, pp. 11-18 – 11-26; and Impact Sciences, Inc. Calculations are provided in Appendix B. Columns may not total due to rounding of numbers.

CONCLUSION

Construction-related emissions would be generated by heavy-duty construction vehicles, on-site stationary sources, and on- and off-road vehicles, including construction worker vehicles. Operational emissions would be generated by both stationary sources, such as consumption of natural gas for space and water heating devices, the operation of landscape maintenance equipment, and consumer products, and from mobile sources as a result of normal day-to-day activities on the project site after occupation. During the construction phases, emissions of carbon monoxide (CO), volatile organic compounds (VOC), oxides of nitrogen (NOx), oxides of sulfur (SOx), and particulate matter (10 micron) (PM10) would not exceed thresholds of significance recommended by the South Coast Air Quality Management District (SCAQMD). When completed and fully occupied, however, emissions generated primarily from project vehicular traffic would exceed SCAQMD recommended emission thresholds of significance for NOx and PM10 and, for that reason, they are considered significant.

The project would not be considered significant when compared with any other air quality thresholds recommended by the SCAQMD. It was found that the project is within growth forecasts contained in the Growth Management Chapter of the Southern California Association of Governments' Regional Comprehensive Plan and Guide (RCPG), which forms the basis for the land use and transportation control portions of the Air Quality Management Plan (AQMP). The project would, consequently, be consistent with the AQMP, indicating that it should not jeopardize attainment of State and Federal ambient air quality standards in the Santa Clarita Valley. In addition, the project would not cause a CO hotspot at nearby sensitive receptor locations, generate or be exposed to significant odors, or generate or be exposed to significant toxic air emissions.

The mitigation measures recommended would reduce operational emissions. However, no feasible mitigation exists which would reduce these emissions to below the SCAQMD's recommended thresholds of significance. Therefore, the project's operational emissions would be considered unavoidably significant.

The SCAQMD's criteria of annual emission reductions of one percent for CO, VOC, NOx, SOx, and PM10 was used to assess cumulative air quality impacts. With the implementation of the recommended mitigation measures, the project would reduce the project's emissions of CO, VOC, NOx, and PM10 by 4.8, 7.8, 6.6, and 4.4 percent, respectively. Similar reductions for SOx are expected. Because these reductions would exceed one percent for each pollutant, the project's emissions would not be cumulatively significant.

4.6 BIOLOGICAL RESOURCES

The following information on biological resources at the Spring Canyon site was compiled from site visits by Envicom Corporation (Envicom) biologists, HDR Engineering, Inc. (HDR) biologists, and the accounts of other biologists working in the region (e.g., Hovore 1995). Complete copies of Envicom's general biology report and HDR's "Habitat Linkage Assessment for Spring Canyon Project" (which includes the results of a focused badger survey) are included in Appendix G. Field observations by Envicom were made on foot and by vehicle in May 1996, and in May and June 1997. HDR's habitat linkage study was conducted in November 1998 and a focused badger survey was conducted in December 1998. A follow-up habitat linkage study was conducted in early June 1999.

Distant or inaccessible resources were observed with binoculars. Plants were identified in the field, or were vouchered for later positive identification. Wildlife was identified through direct observation, by their vocalizations, or through interpretation of diagnostic sign (tracks, scat, burrows, etc.).

Existing Conditions

The Spring Canyon site is located in northern Los Angeles County, between the cities of Santa Clarita to the west and the community of Agua Dulce to the east. It is on the south flank of the Sierra Pelona range, separated from the San Gabriel Mountains to the south by Soledad Canyon and by the Santa Clara River.

The site topography varies from relatively level in the southern portions and canyon bottoms, to steep hills in the east and north. Elevations range from approximately 1,700 feet above mean sea level (MSL) in the southwest, up to approximately 2,400 feet in the northeast. Major ridges trend northeast to southwest, separating and encompassing Spring and Tapie creeks. The site is in the broad transition zone between the Mojave Desert and the coastal areas. The site is within the rain shadow of the San Gabriel Mountains, therefore it is quite arid. On occasion, the coastal influence exerts strongly enough to allow the marine layer to reach the project area, but the heat of the desert may also reach the area later in the same day. The combination of topography and climatic regimes provides the site with a wide range of temperatures, rainfall, and humidities, and opportunities for diverse plant and animal communities.

A fire in 1995 consumed the majority of the site's vegetation, except for a small area in the northeast quadrant of the property. During the surveys in 1996, 1997, and 1998 recovery was evident, although succession is slow in dry climates. Nonetheless, fire is a natural component of southern California desert and coastal scrub habitats, and is necessary to maintain the diversity of annuals and other plants which thrive after fire. With one notable exception (i.e., California juniper), the plants would be expected to return to their former densities and distributions.

Vegetation

A compilation of all plant species observed on the project site is included as Appendix G, comprising approximately 170 species, subspecies and varieties. The vegetation of the upland portions of the project site is a mosaic of desert scrub/grassland, intergrading on northerly slopes with desert scrub/woodlands of Tucker's oak (*Quercus john-tuckeri*)[1] and California juniper (*Juniperus californicus*). Upland slopes with southerly aspects support a sparse coastal sage scrub dominated simultaneously by species of the coast, including coastal sage brush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), long-stem buckwheat (*E. elongatum*), black sage (*Salvia mellifera*), cudweed aster (*Lessingia filaginafolia*), and yucca (*Yucca whipplei*), and by species of the desert including brittlebush (*Encelia actoni*), cotton-thorn (*Tetradymia comosa*), California matchweed (*Gutierrezia californica*), small-flowered stephanomeria (*Stephanomeria pauciflora*), and beavertail (*Opuntia basilaris*).

Numerous annual species of both the desert and the coast are also present. Occasional patches of chaparral can also be found, dominated mostly with chamise (*Adenostoma fasciculatum*), hoary-leaf and wedge-leaf ceanothus (*Ceanothus crassifolius*, *C. cuneatus*), and spiny and holly-leaf redberries (*Rhamnus crocea*, *R. ilicifolia*). In addition, the wash associated with Tapie Canyon and its tributaries supports an open, alluvial scrub comprised of scalebroom (*Lepidospartum squamatum*) and other upland shrubs, especially California buckwheat. Other alluvial areas and tributaries support open to dense woodlands of holly-leaf cherry (*Prunus ilicifolia)* and Mexican elderberry (*Sambucus mexicanus*). Spring Canyon (eastern) does not support such woodlands, although a small excavated area in the canyon supports an open water habitat with a small stand of black willow (*Salix goodingii*) and other aquatic vegetation including

[1] Most of the oaks are characteristic of *Q. john-tuckeri*, but also share characteristics with *Q. berberidifolia* with which it hybridizes. (HDR, Oak Tree Survey, 10/13/99).

stonewort (*Chara* sp.)[2], spike-rush (*Eleocharis macrostachya*), and toad rush (*Juncus bufonius*). The uppermost (northern) reach of this drainage contains a few individuals of deergrass (*Muhlenbergia rigens*) and long-leaf rush (*Juncus macrophyllus*), indicative of persisting local moisture.

The areal extent of these vegetation types is depicted in **Figure 4.6-1**, and the approximate acreages of each are given below:

TABLE 4.6.1

EXISTING VEGETATION AREAS (ACRES)
V.T.T.M. 48086

Vegetation Type	*Total Acres of Vegetation Type*
Coastal Sage/Desert Scrub/Grassland	453.5
Coastal Sage/Desert Scrub/Woodland (north slopes)	20.5
Chaparral	14.7
Alluvial Scrub	38.8
Alluvial Woodland	13.6
Pond with Willows	0.1
Disturbed Areas (MX track)	6.9
Total	**548.1**

Source: Envicom Corp. See Appendix G.

Oak Trees

In 1990, an Oak Tree Report was prepared for the property. At the time of that survey, there were about 3000 scrub oaks on-site that were not of ordinance size. A total of 255 oaks were 8" or greater at diameter breast height (DBH), or had a combined trunk diameter of any two trunks that was 12" or greater. A follow-up oak tree survey was conducted by HDR on October 13, 1999. The follow-up survey revealed that the wildfire of 1995 burned most of the oak trees down to their root crowns. Most are resprouting, but do not meet the County ordinance requirements for reporting or permitting. Several small stands of scrub oak trees survived north of the gasline easement, and on the south ridge of Spring Canyon, but these trees are well outside the 200-foot area of influence and do not require further reporting. Only four (4) scrub oaks large enough to require reporting and permitting under the County ordinance survived the fire unscathed. These are trees #49, #246, #251, and #252 (See Appendix L).

2 A green alga superficially resembling a higher (vascular) plant.

Wildlife

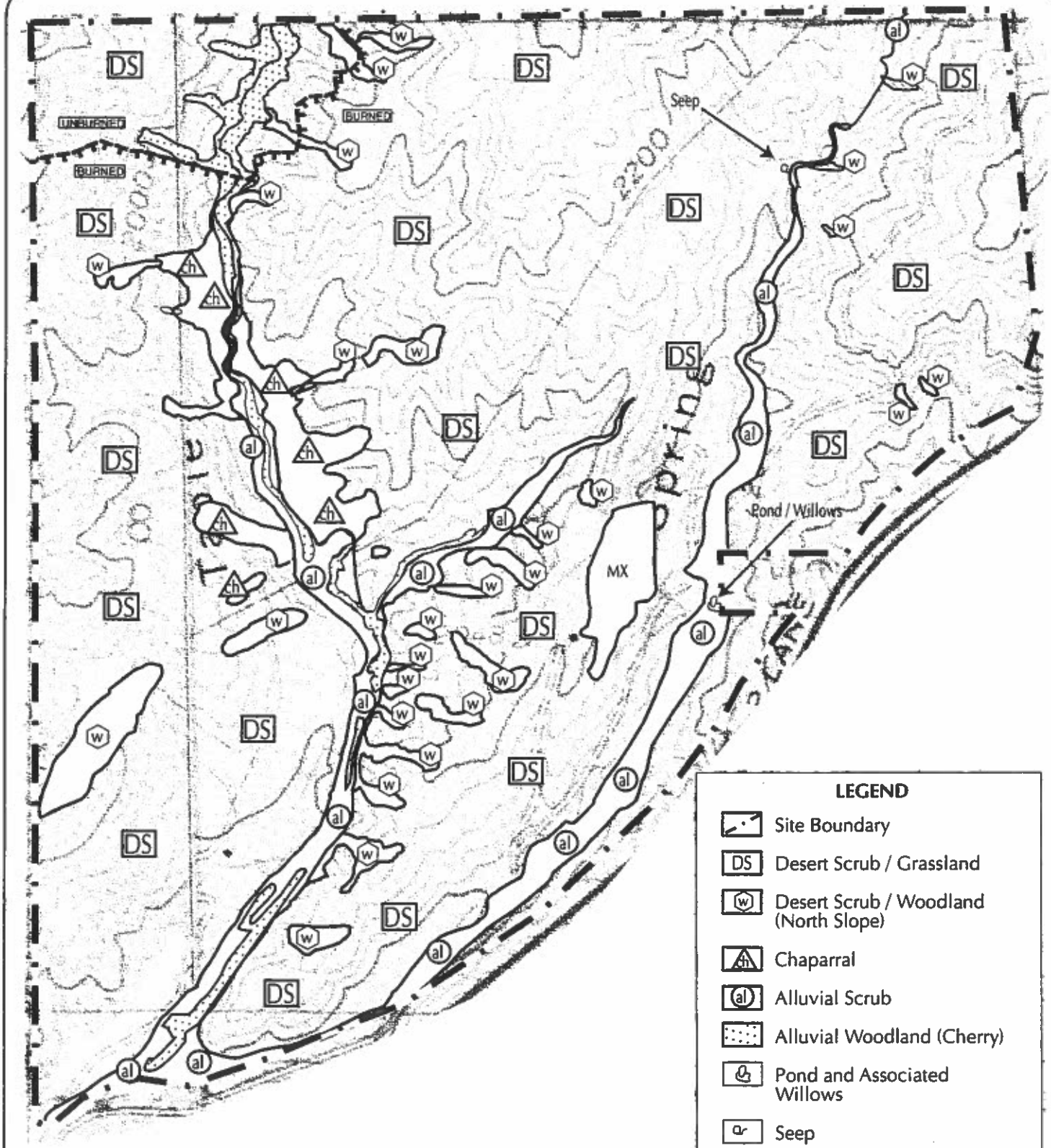
At the time of the surveys in May 1996 and May 1997, the wildlife assemblage on the site reflected the effects of the 1995 fire that removed most of the vegetative cover. Because the field surveys may not represent the natural condition when mature vegetation has developed, the following description of the animal communities is based upon field observations at the burned site, and incorporates information from other sites in the area that support vegetation similar to that which likely existed on the Spring Canyon site prior to the fire. This vegetation would likely be present again as a result of natural succession. Evidence of the beginning of recovery was apparent during field visits, and patches representing the unburned vegetation were present in the northeast quadrant of the site.

The Spring Canyon site is located within an area that forms the transition from desert habitats to the east and coastal habitats to the south and west. Consequently, the wildlife species present may be a mix of coastal and desert species, which do not normally occur together. This is especially true of reptiles and birds as shown in Appendix G. The transitional condition means that the number of species may be higher than would be expected in either coastal or desert areas alone.

The drainages on the site do not support perennial water flows, although there is a man-made ponded location along Spring Creek where water persists well after seasonal flows have ceased. It is likely that flowing water is only present during or immediately following rain events, and that the ponded area contains water at least through June. Consequently, it is unlikely that the site can support any fish species, and only a few other species that are associated with aquatic environments. However, the presence of several sensitive fish species downstream of the site in the Santa Clara River means that the quality and quantity of intermittent flows from the Spring Canyon project site have regional importance.

The lack of perennial water, save for the small seep and the ponded area in Spring Canyon, means that the amphibian fauna may be limited. Many of these species require perennial or nearly permanent water sources to complete their breeding cycle each year. Others are able to survive in moist burrows, leaf litter, under rocks or debris, or to use ephemeral water sources and hibernate during dry periods. The only amphibian species observed during site surveys were California toad (*Bufo boreas halophilus*) and Pacific chorus frog (*Pseudacris regilla*) which were identified in the temporary pond. Despite the scant observations, the site is likely to support a few other amphibians, as listed in Appendix G.

Figure 4.6-1



LEGEND

- Site Boundary
- DS — Desert Scrub / Grassland
- w — Desert Scrub / Woodland (North Slope)
- ch — Chaparral
- al — Alluvial Scrub
- Alluvial Woodland (Cherry)
- Pond and Associated Willows
- Seep
- MX — Disturbed (Motorcross Track)
- Limits of Fire 1995

LOCAL VEGETATION MAP

Not to scale

Source: Envicom Corporation

LDC

VESTING TENTATIVE TRACT MAP NO. 48086

In comparison to the amphibian community, the reptile community is likely to be diverse due to the dry conditions and habitats on the site. Reptiles occupy a wide variety of physical conditions and are generally not restricted to moist habitats. The reptile community is also likely to include a number of desert species mixed in with the coastal ones. Although the only reptile species observed were Great Basin fence lizard (*Sceloporus occidentalis longipes*) and California side-blotched lizard (*Uta stansburiana hesperis*), many others are expected given observations from similar sites nearby. Typical desert reptiles on the Spring Canyon site may include desert banded gecko (*Coleonyx v. variegatus*), common night lizard (*Xantusia v. vigilis*), California lyre snake (*Trimorphodon biscutatus vandenburghi*), glossy snake (*Arizona elegans*), and night snake (*Hypsiglena torquata*). Coastal species expected to be common on the site include western skink (*Cnemidophorus tigris multiscutatus*), silvery legless lizard (*Aniella p. pulchra*), chaparral whipsnake (*Masticophis l. lateralis*), western yellow-bellied racer (*Coluber constrictor mormon*), and southern Pacific rattlesnake (*Crotalus viridis helleri*).

The fire in 1995 removed much of the cover required by birds for nesting, feeding, escape from predators, and as refuge from the elements. Despite this, research indicates that in the first years after a fire, a bird community may support only a few less species, although the species present may be different than those in mature, unburned habitat of the same type (e.g., Moriarty *et al.*, 1985; Stanton 1986). During site surveys, 22 bird species were observed. Notable among the species observed *nesting* on the site were red-tailed hawk[3], western kingbird, loggerhead shrike, Bullock's oriole, and rufous-crowned sparrow. A few species were observed that were most likely visitors or transients in migration, including turkey vulture, yellow warbler, western tanager, and Lawrence's goldfinch. Many other species are expected to be present on the site as shown in Appendix G.

Many mammal species can escape fire by entering burrows or by running away. Consequently, the mammal community may change little after a fire although the number of individuals may be reduced. Some species may thrive after a fire when the herbaceous growth provides ample forage and the increase in annuals provides extra seed for rodents.

As indicated earlier, the Spring Canyon site is in the transition zone from desert to coastal habitats and supports mammal species from both regions.

[3] Scientific names are not given for bird species because the common names are standardized. Scientific names are provided in Appendix G.

During site surveys, six mammal species were observed either directly or from their sign (tracks, scat, burrows, dusting areas, etc.). The other species identified from the site include California ground squirrel (*Spermophilus beecheyi*), Botta's pocket gopher (*Thomomys bottae*), Pacific kangaroo rat (*Dipodomys agilis perplexus*), raccoon (*Procyon lotor*), domestic dog (*Canis familiaris*), coyote (*Canis latrans ochropus*), bobcat (*Felis rufus*), and mule deer (*Odocoileus hemionus*). In addition, digging marks thought to be those of an American badger (*Taxidea taxus*) were noted at a California ground squirrel colony during one of the Spring 1996, or 1997 surveys[4]. The ponded area along Spring Creek appears to be a site of concentrated activity, as noted from the density of mammal tracks on the pond's margin. Numerous other mammals are expected to be present on the site, but were not observed because they are either nocturnal or secretive. These are listed in Appendix G.

Sensitive Biological Resources

Sensitive biological resources include any plant, animal, or community that falls into one or more of the following categories:

- State and/or Federally-listed Endangered, Threatened, or Rare plant or animal species.
- State or Federal Candidates for listing.
- California Species of Special Concern.
- Special Plants and Special Animals of California (CDFG 1994 and CDFG 1997).
- Plant species included in "The Inventory of Rare and Endangered Vascular Plants of California" (Skinner and Pavlik 1994).
- Declining or uncommon species as recognized by regional biologists familiar with the distributions and population trends of plants and animals.

The following analysis of sensitive biological resources includes a review of the California Natural Diversity Data Base (CNDDB) Rarefind report (CDFG 1996) for the Mint Canyon and Agua Dulce quadrangles. The CNDDB information was supplemented with examination of published accounts of sensitive plants and animals (see Appendix G for a list). The plant and animal species noted from field investigations were cross-

[4] Envicom's report does not detail the specific date or location of the excavation.

referenced with lists of sensitive plants and wildlife (CDFG 1994; CDFG 1996) to determine if any of the species observed or potentially present on the Spring Canyon site are considered sensitive.

Plant Species

One sensitive plant species, namely slender mariposa lily (*Calochortus clavatus* ssp. *gracilis*) is present at one confirmed location on the project site. This species has been placed on the California Native Plant Society's "List 1B: Plants Rare, Threatened or Endangered in California" (Skinner and Pavlik 1994). All plants constituting List 1B meet the definitions of Section 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Fish and Game Code, and are eligible for state listing. They also must be considered during the preparation of environmental documents prepared in accordance with CEQA. Slender mariposa lily is very showy with large yellow flowers. It is known only from the San Gabriel Mountains and immediately adjoining mountains of Los Angeles County.

Peirson's morning-glory (*Calystegia peirsonii*) is very common throughout the site following the recent fire. This species is placed on CNPS' "List 4: Plants of Limited Distribution-A Watch List."

Several other sensitive species are known from the vicinity of the project site, and were considered potentially present prior to conducting field investigations. Individuals of beavertail (*Opuntia basilaris*) that were observed to be present on the site are not the sensitive, local-endemic short-jointed beavertail (*O. b.* var. *brachyclada*), but instead are of the widely-distributed, nominate variety. Slender-horned spineflower (*Dodecahema leptoceras*) is a federal and state-listed Endangered species of alluvial habitats in Los Angeles, Riverside and San Bernardino counties, which is known from Bee Canyon, located adjacent to the property (Bee Canyon DEIR, 1995). Searches in both washes in May and June, 1996 and again in May and June, 1997, did not reveal this species.

Wildlife Species

Table 4.6.2 lists the sensitive animal species observed or potentially occurring on the Spring Canyon site. Only three of those species listed were either directly observed or diagnostic sign was noted during Envicom's field investigations – loggerhead shrike (*Lanius ludovicianus*), southern California rufous-crowned sparrow (*Aimophila ruficeps*

canescens), and American badger (*Taxidea taxus*)[5]. Several more sensitive animal species are expected to be present on the site given their known ranges, habitat preferences, and regional observations. These animals are indicated with the designations "Likely" or "Moderate" in the table. The rest of the sensitive wildlife listed may occur on the Spring Canyon site, but only rarely, as transients, or as visitors from other more suitable habitat areas in the region. Three of the species listed have the designation "None," meaning that although these species have been reported from the region, there is no suitable habitat present on the Spring Canyon site to support them.

Since the American badger is considered a California Species of Special Concern, and diagnostic sign was noted during one of the early site surveys, a follow-up, focused survey of the site was conducted by an HDR senior wildlife biologist to determine if the badger still occupies or regularly uses the project site. A directed survey for sign of the American badger was deemed necessary due to the amount of time since the previous report, and because the previous report was unspecific as to the date (1996 or 1997) in which the sign was noted. The report was also unspecific about the location of the "possible badger sign" on the site. During the course of the directed study in December 1998, all likely badger habitats on the site were surveyed on foot. Three surveyors walked transects approximately 15 feet apart over the entire site. Only very steep slopes were excluded from the badger survey.

No badger sign was located on the site during the focused badger survey. Badger sign is very diagnostic, consisting of burrows and holes that are generally horizontally elliptic, or oval. The earth thrown out of the excavation frequently consists of large clods. The claw marks left by digging are frequently horizontal and found on the sides of the hole. No burrows or excavations of this type were observed on the site. Badgers usually do not occupy a home range, but move on from place to place as hunting opportunities are exhausted. If a badger had been present on the site several years earlier, the same badger would not still be present and no other signs were noted.

[5] No sign of the American Badger was found in the follow-up, focused badger survey that was conducted on-site 12/98.

TABLE 4.6.2

SENSITIVE ANIMAL SPECIES OBSERVED OR EXPECTED

V.T.T.M. 48086

Common Name *	*Status*	*Likelihood to Occur on the Site*
San Emigdio blue butterfly	F2	**Low** - host plant not observed on-site
Western spadefoot	CSC, F2	**Low** - only marginal habitat present
Arroyo toad	CSC, FE	**Low** - suitable habitat is lacking
California horned lizard	CSC, F2	**Likely** - suitable habitat present & reported nearby
Coastal western whiptail	F2	**Likely** - suitable habitat present & reported nearby
Silvery legless lizard	CSC, F2	**Likely** - suitable soils present & species known in region
Rosy boa	F2	**Mod.** - suitable habitat present but snake is uncommon
Coast patch-nosed snake	CSC, F2	**Likely** - suitable habitat present & reported nearby
San Diego mountain kingsnake	CSC, F2	**Low** - suitable habitat is absent
San Bernardino ringnecked snake	F2	**Likely** - suitable habitat present & reported nearby
Golden eagle	CP, CSC	**Low** - only as a visitor from nesting areas to the south
Swainson's hawk	CT	**Low** - only as a migrant
Cooper's hawk	CSC	**Low** - suitable habitat is lacking; only as a transient
Sharp-shinned hawk	CSC	**Low** - only in winter or as a migrant
Northern harrier	CSC	**Low** - only as a transient or winter visitor
White-tailed kite	CP	**Mod.** - several recent records from the region
Prairie falcon	CSC	**Mod.** - suitable foraging habitat known to nest in the region
Mountain quail	CSC, F3c	**Low** - mainly a visitor from higher elevations
Burrowing owl	CSC	**Low** - suitable habitat present, but much disturbance (dogs)
Long-eared owl	CSC	**Low** - reported nesting in region, habitat absent since the fire
Black swift	CSC	**Low** - only expected as a transient in migration
Vaux' swift	CSC	**Low** - only expected as a transient in migration
Loggerhead shrike	CSC, F2	**Observed**
So. CA rufous-crowned sparrow	CSC, F2	**Observed**
California leaf-nosed bat	CSC, F2	**Low** - likely only during nocturnal foraging or in migration
Pallid bat	CSC	**Low** - likely only during nocturnal foraging
Pale big-eared bat	CSC, F2	**Low** - likely only during nocturnal foraging
California mastiff bat	CSC, F2	**Low** - likely only during nocturnal foraging
San Diego black-tailed jackrabbit	CSC, F2	**Unknown** - may be the more common desert subspecies
Los Angeles pocket mouse	CSC, F2	**Low** - distribution is not well known
Southern grasshopper mouse	CSC, F2	**Mod.** - suitable habitat present & reported nearby
Ringtail	CP	**Low** – habitat not suitable, but may be after fire recovery
American badger	CSC	**Observed** - digging marks at ground squirrel colony in 1996. (No sign found in 1998 follow-up focused survey)

CE = California Endangered
CSC = Ca. Species of Special Concern
CT = California Threatened
FE = Federally Endangered
CP = California Fully Protected
F2 = Federal Candidate, Category 2[6]
F3c = Federal Candidate, Category 3c

[6] In 1996, U.S. Fish & Wildlife Service (F&WS) published a new Candidate list that eliminated the Category designations. The Candidates are retained here to indicate that the F&WS's changes in policy don't reflect that these species have recovered to the point where they would not be considered sensitive; rather, the F&WS sought to decrease the burden of maintaining candidate lists that require them to make rulings on endangerment. The former Category 2 species that are no longer recognized by the F&WS are still considered declining and sensitive by biologists familiar with their populations, and may therefore be considered sensitive per CEQA Section 15380.

The arroyo southwestern toad (*Bufo microscaphus californicus*) was listed as endangered January 17 1995. In the final rule (50 CFR 17, Dec. 16, 1994) the arroyo toad is described as being:

"Restricted to rivers that have shallow, gravelly pools adjacent to sandy terraces. Breeding occurs on large streams with persistent water from late March until mid-June (Sweet 1989). Eggs are deposited and larvae develop in shallow pools with minimal current and little or no emergent vegetation and with sand or pea gravel substrate overlain with flocculent silt. After metamorphosis juvenile toads remain on the bordering gravel bars until the pool no longer persists."

The project site is within the range of the arroyo southwestern toad. However, the riparian habitat on the Spring Canyon project site does not meet most of these criteria, especially the important persistence of surface water. The streams on the project site are ephemeral, having surface water only during and immediately following heavy rainfall. The short duration of the presence of surface waters on the site is not long enough for the maturation of toad tadpoles. There is also no opportunity for the formation of the algal/bacterial mat on which the larvae feed. In short, there is no appropriate habitat for the arroyo southwestern toad on the project site.

On June 8, 2000 the FWS designated critical habitat for the arroyo southwestern toad. Designated critical habitat includes the Santa Clara River on the opposite site of the 14 freeway from the project site. Prior to freeway development, the project site was likely within the upland foraging and non-breeding season habitat areas used by the arroyo toad, and may have provided breeding habitat in years of heavy rainfall. Since freeway development there have only been two potential access points to the site from the Santa Clara River. One is via a box culvert that connects south end of the site to the river valley and the other is via the Stonecrest Road underpass. The box culvert could allow access to the site for an occasional toad dispersing from the Santa Clara River. The other access point is less likely because dispersing toads would be required to cross two paved roads to access the site. If either access point was successfully used, a dispersing toad would find little appropriate habitat to support the toad during its upland residency. Upland living adult toads require dense chaparral or woodlands with thick leaf litter. These requirements are not present on the project site.

Given the conditions on the site and the minimal availability of access to the site from the Santa Clara River, it is concluded that there is very little

likelihood that the arroyo southwestern toad is present on the Spring Canyon project site.

Wildlife Movement

A focused study was conducted on-site in November 1998 to evaluate the condition of the project site as it pertains to wildlife movement corridors, both within the property boundaries and as a part of a larger system of natural habitat linkages in the region. Additionally, the expected impacts of the proposed project on these habitat linkages were evaluated and mitigation measures are proposed to alleviate these impacts. A discussion of the potential impacts and mitigation measures is presented later in this section.

The term "wildlife movement corridor" implies a continuous unidirectional movement of individual animals. While wildlife movement corridors may sometimes be utilized in this way, their two most important functions are the long-term dispersal of genetic material between population centers and the maintenance of balanced, viable populations. The term "habitat linkage" better characterizes this concept. A good description of habitat linkage is:

An undisturbed habitat parcel which connects two or more reserve parcels [generally public land holdings] with habitat suitable for movement of mobile terrestrial organisms between the reserve parcels. These linkages must be conceived as large 'planes' of habitat rather than as narrow travel routes, which offer the greatest possible potential of facilitating short- and long-term wildlife movement between parcels. The habitat linkages serve to both permit movement between isolated populations and maintain an integrated, functioning landscape-wide ecosystem. (Lieberstein, 1991)

In general, a habitat linkage is a strip of land connecting two or more larger land areas which is free of barriers that would seriously curtail or prevent wildlife passage. The value of a habitat linkage depends upon width, habitat type and structure, the nature of surrounding habitat, human use patterns, and other factors. Typically, a habitat linkage provides refuge and ease of movement, and often follows ridgelines or drainages.

Habitat Linkages as Wildlife Pathways

Several factors contribute to the usefulness of a habitat linkage as a wildlife pathway. Most important is vegetative cover, which allows wildlife to remain hidden while moving; being able to hide is critical for an animal's feeling of comfort, especially for prey species. Another factor

is a natural substrate on which to walk; most animals prefer a familiar surface and one that provides traction if they need to make a hurried escape. The presence of varied terrain features such as streamcourses and ridgelines provides suitable habitats for a larger number of species. Food and water availability are also important factors to a habitat linkage. In Southern California, water is often the goal toward which wildlife moves, and preserving the ability of wildlife to reach water is an important part of maintaining the integrity of a natural area.

When a habitat linkage is thought of in linear terms, or as a corridor, width is often the most important factor in determining its value. *A wider corridor has a better chance of being used by a larger number of species; therefore, the guiding principal is the wider, the better (Noss, 1987).*

There are varied opinions on the desired width of corridors (see Appendix G for more detail) . Statements or rules regarding the required width of an effective habitat linkage are hard to support because little scientific study has been done to substantiate any minimum effective width. One reason little study has been done is that determination of the long-term effects of relative levels of genetic isolation would require a study lasting for many generations of the species in question and would involve many areas of similar habitat with dissimilar habitat linkages.

Maintaining Wildlife Pathways

Rather than subscribing to "rules" such as the minimum width of an effective corridor, several habitat principles alluded to earlier should be followed to maintain wildlife pathways.

The most important principle is to include as wide an array of habitat and terrain types as possible. Habitat and terrain a listed together because they so frequently coincide; e.g., riparian habitat is found in canyon bottoms and oak woodlands are frequently found on north-facing slopes. Vegetionally intact ridges and canyon bottoms are the most important topographic features to include, as they are the most frequently used natural wildlife pathways.

The habitat types included in the linkage should be contiguous with the same habitats on the reserve parcels. This will allow wildlife to move into the linkage without crossing unfamiliar habitats.

"Riparian areas are the most significant components of a viable habitat linkage" (Manion 1989). Almost all wildlife utilizing a habitat linkage will require water.

"For maximum ecological benefit, habitat linkages should be composed of an entire watershed" (Manion, 1989). An entire watershed is likely to contain the greatest selection of the components discussed previously.

Survey on Foot

The entire site was surveyed on foot over two days in November 1998 for wildlife sign, including tracks, scat, burrows, evidence of browsing, remains, and direct observation. Some sign is diagnostic as to species and other sign may be attributed only to a particular group of animals. Many mammal and bird tracks are diagnostic. Most larger and medium-sized mammals have diagnostic scat. Many burrows indicate the genus or species by which they were prepared. Conversely, with many small rodents, the tracks and burrows indicate that they were created by a mouse, but do not indicate which mouse species. The survey concentrated on the canyon bottoms, dirt roads, and ridgelines, as these areas are the most common wildlife pathways.

Night Track Study

In order to obtain a "snapshot" view of the use of the two available passages under the freeway, a one-night track study was conducted (11/98). This study involved placing a layer of fine sand across Stonecrest Road (previously called Spring Canyon Road and still designated as such on most maps) and at both ends of the box culvert that traverses the freeway at the southern terminus of Tapie Canyon. The effectiveness of this study was likely limited by all-night construction activities on the freeway adjacent to the site. The construction activity involved the use of bright lights that illuminated the area near the freeway and was also very noisy. A subsequent night track study was conducted on June 4-5, 1999. On the night of the study there was no construction activity on the freeway. There were heavy rains early in the night, making the site perfect for animal tracking. Several vehicles entered the site during the night, just as during the previous study. Numerous small rodents left tracks throughout the site. The coyote and bobcat were the only large or mid-sized animals to leave tracks on the site. On the night of June 4-5, no animals left sign on either of the routes that traverse the freeway.

Spotlighting Study

To observe wildlife that might be utilizing the site but not traversing the usual game trails, a spotlighting study was also conducted (11/98). About two hours after dark and about two hours before dawn, the site roads were driven and the steep slopes and hillsides were illuminated with a one-

million-candlepower spotlight. Most larger mammals will look at the light source and their eyes will reflect the light. These "eye-shines" are easily spotted from a great distance and allow for easier location and identification of the animals observed.

In general, the 548-acre site consists of Spring and Tapie Canyons and the ridges that divide and surround them. Tapie Canyon has unrestricted public access and has been heavily impacted by public use. In the more than 100 hours spent on the site by the investigator (HDR) over the past eight years, off-road vehicles, target shooters, and hunters have been frequently observed. The steep north-facing slopes of Tapie Canyon once supported a dense stand of scrub oaks that have been severely damaged by wildfire. Some of the oaks are recovering, but their present value to wildlife does not approach pre-fire conditions. Tapie Canyon also supports a number of large holly-leafed cherry trees. These large trees are the principal component of the mainland cherry forest, a habitat considered sensitive by the CDFG. The density of the onsite holly-leafed cherry trees is not great enough to classify the habitat as a forest, but the trees provide a valuable autumn food source for wildlife. Spring Canyon is more valuable for wildlife at the present time, for several reasons. First, access to it is blocked by a locked gate, and second, it shows far less impact from human activities. In addition, Spring Canyon contains a small pond that retains surface water for much of the year.

Wildlife Observed

The site is occupied by most of the wildlife expected to occur in the region. Small mammals are abundant, with mouse and kangaroo-rat sign almost ubiquitous on the site. Several woodrat nests were also observed in brushy areas. Fox, coyote, and bobcat sign was also common, especially in the creek beds. Coyote sign was also common on the ridge tops.

One species notably absent from the site during the November 1998 study is the mule deer. Although mule deer sign is very common in the region, none was observed on the site. Another normally common species in the area, the cottontail, is also rare on the site. Very little rabbit sign was observed on the site and only two individual rabbits were observed at night with the spotlight. The lack of mule deer and rabbit on the site is probably due to the shooting, hunting, and off-road vehicle activity that occurs on the site on an almost daily basis.

Passages Traversing the Freeway

At the present time, there are two available avenues of travel from the site to the Santa Clara River and Angeles National Forest on the other side of the 14 Freeway. One is through a drainage culvert located at the convergence of Tapie and Spring Canyons that passes under the length of existing Valley Canyon Road. This culvert consists of three concrete boxes, each about 5 feet square that outlet to open area about 20 feet in length before the freeway culvert begins. The freeway culvert is an arched corrugated metal pipe about ten feet in height and approximately 140 feet in length. The size of the culverts makes it likely that it is used by small and mid-size mammals, such as rodents, rabbits, fox, bobcat, and coyote. Though the corrugated metal bottom of the culvert does not retain evidence of wildlife passage and on the night of the survey, no wildlife actually traversed this culvert, evidence around the freeway culvert-ends indicates regular use by small mammals. In general, large and mid-sized wildlife prefer less confined spaces. However, when few other options are available passages such as this are often used. Two characteristics of this passage reduce its present value as a wildlife passage. The first is the unnatural corrugated bottom, and the second is the lack of cover around the entrances, especially on the south. However, the culvert is large and straight enough that both ends are visible at all times, which is a plus for wildlife passage.

The other passage from the site to the other side of the freeway is via Stonecrest Road. This passage currently consists of a poorly maintained asphalt road with bridge support columns and steep dirt banks on either side. Stonecrest Road traverses the freeway at a point about 900 feet upstream from the culvert. The road is also located about 32 feet above the canyon bottom; to use this road, wildlife must approach the underpass via a dirt road from the east or the existing paved road from the west. Wildlife may also climb directly up the side of the canyon, but this is the least likely approach. During the night of the track study, the only wildlife to use Stonecrest road was a coyote. At least three vehicles also crossed the sand on Stonecrest and traversed the bridge over the culvert during the night.

From the focused study, it can be concluded that, in its present condition, the site is a valuable part of the natural habitat in the vicinity. This undeveloped parcel, although adjacent to developed lands and the 14 Freeway along much of its border, is large enough to support a wide variety of wildlife species. Many large mammals and birds with home ranges that are larger than the site or that do not coincide with site

boundaries also utilize the site as part of their range. The Spring Canyon site supports two types of wildlife corridors: relatively small short-term corridors that begin and end within the project site or its immediate vicinity, and longer corridors that are a part of the region's long-term habitat linkages. (See Appendix G for a detailed discussion of types of habitat linkages).

The short-term corridors on-site are identified by well-defined game trails and roads, many of which are also used by hikers, bikers, and riders of motorized off-road vehicles. Smaller game trails are ubiquitous on the site.

As a part of a long-term habitat linkage, the site is used by wildlife to gain access to the only two passages (Stonecrest Road and the culvert) across the 14 Freeway present for miles in either direction. Passage across the freeway is important for two principal reasons: both the Santa Clara River and the Angeles National Forest are located on the other side of the freeway. During much of the year, the Santa Clara River supplies the only available natural water source, and the Angeles National Forest is the largest open space preserve in the region. These two passages form the link, and an existing choke point, between the open space to the north and the Santa Clara River and Angeles National Forest to the south. **Figure 4.6-2** (Page 4.6-24) illustrates the local and regional habitat linkages as they pertain to the project site.

Much of the surrounding area is developed, especially to the west. While there is considerable open space to the northeast, available connections across the freeway to the Angeles National Forest are few and far between. This area contains the only remaining open space parcels that currently function, and could continue to function, as a viable habitat linkage.

The on-site habitat is relatively heterogeneous, containing established examples of most of the region's natural habitats. These habitats include scrub oak woodland, mainland cherry, grassland, and ephemeral streamcourses. The man-made pond in Spring Canyon contains water most of the year and is a valuable resource for local wildlife.

With the exception of mule deer and rabbits, wildlife utilization of the site is already high, indicating the presence of good habitat and high comfort levels. The presence of two of the region's top predators, the bobcat and coyote, on-site, and the reported presence of mountain lions nearby indicate that the site, and undeveloped land in the immediate vicinity, does provide basically unrestricted wildlife use.

Thresholds of Significance

Appendix K of the *CEQA Guidelines* indicates the a project would normally have a significant impact if it would:

- Substantially affect a rare, threatened, or endangered species of plant or animal or the habitat of such species;
- Interfere with the movement of any migratory or resident fish or wildlife species;
- Substantially diminish habitat for fish, wildlife, and plants, and;
- Conflict with the adopted environmental plans and goals of the community where it is located.

In addition, Section 15380(d) of the CEQA guidelines states that a species not identified as "Endangered" or "Threatened" under the federal or state Endangered Species acts can nevertheless be considered to be rare or endangered if the species can be shown to meet the following definitions: (1) "endangered" when its survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, disease, or other factors; (2) "rare" when although not presently faced with extinction, the species exists in such small numbers that it may become endangered if its environment worsens; or (3) the species is likely to become endangered within the foreseeable future and may be considered "Threatened" as that term is used in the Federal Endangered Species Act.

Project Impacts

As proposed, the project calls for a 542 unit residential development situated in and around Tapie Canyon, as well as on the ridge separating Tapie and Spring Canyons. Of the 548.1 acre site, approximately 279.4 acres will be preserved as open space that is useful to wildlife. The preserved open space includes most of Spring Canyon and the northern portion of the site, including northern Tapie Canyon and the ridge between Spring and Tapie canyons.

The impacts are separated herein into *direct* and *indirect* effects. Direct impacts are those that would occur at the same time and same place as the proposed action. Indirect impacts are those that could occur at a later time and outside of the project footprint, but still as a result of the proposed actions.

Direct

Loss of Vegetation

Of the existing 548.1 acres within the Spring Canyon site, the project grading[7] footprint would develop ±242.1 acres (44%). The remaining 306 acres (56%) is identified on the site plan as non-dedicated open space, unimproved natural park area, and natural areas that will be deed restricted on individual lots. Anticipated fuel modification for fire protection could affect another 24.4± acres of the open space (thinning of existing vegetation could extend for up to 200 feet from residences), for a total of grading and fuel modification impacts of approximately 265.5 acres, as shown below.

Although the habitats are not fully recovered from the 1995 fire, it can be assumed that the area would return to a natural condition in the absence of further disturbance. The acreage of habitat loss is based upon this assumption.

TABLE 4.6.3

Summary of Project Impacts
V.T.T.M. 48086

Vegetation Type	Total Acres/Type	Acres Impacted	Percent of Total Acres	Acres Not Impacted
Coastal Sage/Desert Scrub/Grassland	453.5	206.8	46	246.7
Coastal Sage/Desert Scrub/Woodland	20.5	14.2	69	6.3
Chaparral	14.7	3.8	26	10.9
Alluvial Scrub	38.8	27.6	71	11.2
Alluvial Woodland	13.6	6.3	46	7.3
Pond with Willows	0.1	0	0	0.1
Scrub Oak Trees	4 trees	4 trees	100	0
Disturbed Areas (MX track)	6.9	6.9	100	0
Total	**548.1**	**265.6**	**48**	**282.5**

Source: Envicom & HDR

[7] Use of the actual grading footprint of the project instead of adding the entire lot areas (which will not all be graded), street square footage, and park areas (which will be passive in nature and only a small portion graded) gives a different impact number than the general 270-acre number that is used to describe the overall amount of acres included in the "project", excluding the open-space lots..

With the exception of cherry woodland and alluvial scrub, the habitat types on the site are relatively abundant in the region (see *Sensitive Biological Resources* below for a discussion of impacts on cherry woodland and alluvial scrub). However, despite the abundance of similar habitats elsewhere in the region and the preservation of 306.0 acres of open space on the site, the loss of 242.1 acres of natural open space would be individually significant as it would reduce the amount of habitat on-site.

Oak Trees

Due to the 1995 wildfire, only several small stands of scrub oak trees survived north of the gasline easement, and on the south ridge of Spring Canyon. These trees are well outside the 200-foot area of project grading and construction. Only four (4) scrub oaks large enough to require reporting and permitting under the County ordinance survived the fire unscathed. These are trees #49, #246, #251, and #252. All four of these scrub oaks would require removal under the proposed project design.

Wildlife

Habitat Loss

The proposed project would result in the loss of 242.1 acres of habitat for wildlife. The habitat types to be affected are found off-site as well as in the proposed open space areas. However, the existence of similar habitats off-site does not provide any mitigating value for this project. Also, despite the preservation of 306.0 acres of habitat onsite, there would still be a net loss of wildlife habitat. Impacts to wildlife as a result of habitat loss would be significant.

Direct Mortality

Preparation of the site for construction would involve grading over the entire 242.1 acres of habitat, and subsequently covering these areas with structures or landscaping. Site preparation results in the immediate mortality of small or slow-moving animals, especially those inhabiting burrows. Although the animal numbers cannot be precisely predicted without site-specific measurements, the number of individuals per acre of some common species can be inferred from information about their home ranges or densities from other sources. Average densities and estimated numbers of individuals for a few common species observed or likely to be on the site are included in Appendix G. The number of individuals that would be killed is likely to be larger than one would expect from casual inspection.

The potential mortality of a large number of small animals has several consequences: (1) a reduction in the prey base for larger predators; (2) increased pressure on surviving populations to absorb individuals that seek to escape mortality; (3) decline in genetic diversity; and (4) reduction in individuals available to recolonize areas following disturbance (such as fire). This would be a significant impact to wildlife because (1) through (4) represent a diminishment in wildlife habitat due to degradation of ecological function.

Habitat Fragmentation

Within the site boundaries, habitats would become fragmented. This is especially true of Open Space Lot 550, which would be completely surrounded by development. Open Space Lots 547 and 548 would be partially separated from each other by the "finger" of residences extending northward, but would remain connected by over 700 feet of undeveloped open space between the last proposed pad and the project site's northerly border. In addition, there is no development beyond the northerly border of the site which would inhibit wildlife movement between the large areas of open space from northerly and northeasterly locations. While Open Space Lots 547 and 548 may be large enough to support many wildlife species, it is unlikely that large predators with very large home could persist on-site in the proposed ±279 acres of open space. However, they may continue to use the open space areas on-site as a part of their home range.

The on-site reduction of open space would reduce the suitability of the remaining habitats for many species that require large home-ranges. It would also reduce the ability of animals to recolonize these areas in the face of natural disturbances, such as fire.

Sensitive Biological Resources

Sensitive Habitats

Alluvial scrub and woodland habitats are considered sensitive by state and federal trustee agencies. The loss of approximately 27.6 acres (71%) of the total on-site alluvial scrub, and the loss of approximately 6.3 acres 46% of the total on-site alluvial woodland habitat would be considered a significant impact.

Sensitive Plant Species

The known population of slender mariposa lily (*Calochortus clavatus gracilis*) would be directly impacted by project implementation. Since this

species is on the California Native Plant Society's "List 1B: Plants Rare, Threatened or Endangered in California" and is therefore eligible for state listing as Threatened or Endangered, this impact would be considered significant.

Sensitive Animal Species

As shown in **Table 4.6.1**, the sensitive animal species observed or most likely to be present on the site include: California horned lizard, silvery legless lizard, coast patch-nosed snake, San Bernardino ringneck snake, loggerhead shrike, southern California rufous-crowned sparrow, and possibly, an American badger. However, badgers usually do not occupy a home range, but move on from place to place as hunting opportunities are exhausted. If a badger had been present on the site several years earlier, the same badger would not still be present and no other signs were noted during the focused badger survey in December 1998. Some populations will be preserved in the proposed open space lots 546, 547, and 548. Most sensitive animal species will be reduced in number by the proposed development due to loss of habitat, direct mortality, or the indirect effects described below. Despite the preservation of large open space areas, 49% of the site, there would still be a loss of habitat for sensitive animal species. Therefore, impacts to sensitive animals would be significant.

Wildlife Movement

Upon project completion, some wildlife species may return to the remaining natural habitat on the site. The species most likely to begin using the site again after construction is complete are those most tolerant of human presence, such as the northern mockingbird, house finch, other common bird species, and the coyote. The coyote is known for its ability to use the suburban environment to its advantage, preying on pets and foraging on garbage and pet food.

Though not a part of the target species group, many small mammal species would also have decreased site utilization because of project implementation. Those species that have territories small enough to fit within the proposed native vegetation areas may recolonize these areas if they are close enough to natural source populations. However, for those species unwilling or unable to cross large areas of open space with no cover (roads and landscaping), the site's value as a habitat linkage would be seriously diminished or eliminated. This impact is important but not significant.

Development of the site as planned would eliminate the available linkage via the culvert. The on-site culvert mouth would be surrounded by development and would not be used by any but the most tolerant wildlife species, such as raccoon and opossum. The loss of the scrub oaks and holly-leafed cherry in lower Tapie Canyon will be significant for local wildlife. The preservation of upper Tapie Canyon and most of Spring Canyon provides for the retention of most of the unburned habitat on the site.

The retention of most of Spring Canyon as open space would retain some of the best habitat on-site. The preservation of Spring Canyon provides good habitat for both resident and dispersing wildlife. Because the underpass at Stonecrest Road will be the only remaining cross-freeway access and will continue to be a significant choke-point, the configuration of the road and underpass will be critical to facilitating wildlife movement. The underpass at Stoncrest Road is presently a significant choke-point and its importance will be magnified with the elimination of the culvert. While the reconstruction (i.e., road widening to existing pillars, addition of a raised 5' sidewalk, and a separate 8'-wide, raised equestrian/wildlife trail) of site access at Stonecrest Road has been designed in an attempt to reduce the significance of the project's overall impact on the regional wildlife movement corridor, wildlife movement may be significantly inhibited.

Relevant Santa Monica Mountains Study

Soule, in his study of habitat linkages in the Santa Monica Mountains, (an area similar in connectivity, size, and species diversity to the Sierra Pelona) determined that not enough habitat remains in the Santa Monica Mountains to support many of the of the target species. Habitat linkages to the nearby Simi Hills, Santa Susana Mountains, and beyond are required to increase the effective habitat area enough to support these species. These larger areas provide not only an infusion of genetic material, but also provide a source for recruitment of individual animals into the Santa Monica Mountains when populations get too low, and a dispersion area when populations get too high.

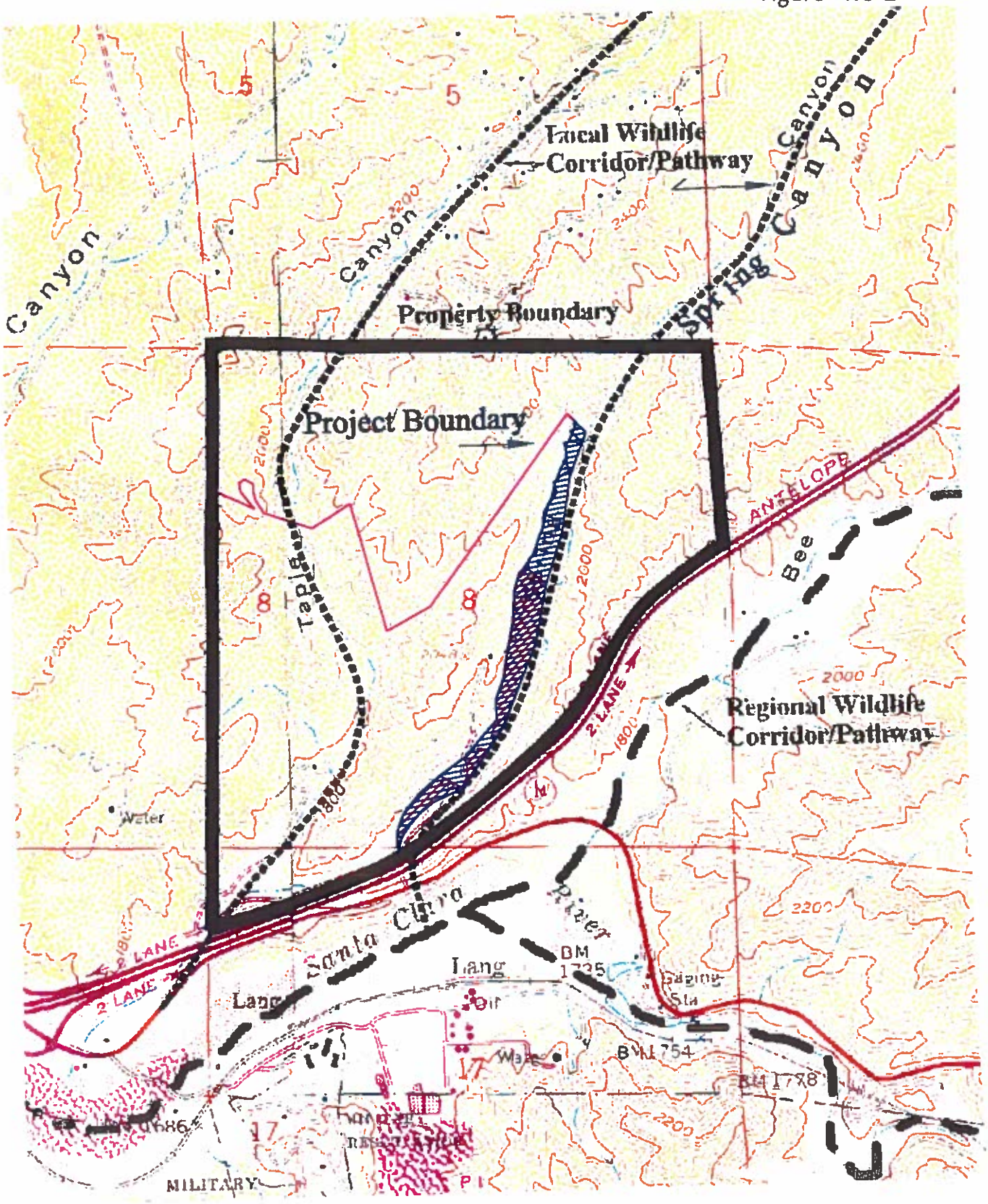
Assuming the validity of Soule's calculations, there is a gradient along which various species can be placed according to their ability to survive in smaller and smaller habitat areas, and to the degree of connectedness with similar habitat areas required for the viability of the species within the region.

For example, the mountain lion cannot continue to exist in the Santa Monica Mountains without substantial habitat linkages with the larger

natural open space areas to the north. On the other end of the spectrum, the white-footed field mouse could probably survive indefinitely within the larger state park areas. Between these two extremes there are many species that require varying expanses of natural habitat, and varying degrees of connectedness between the existing reserve areas, to survive in the region. There are undoubtedly some species that require no additional reserve areas to survive, while others are poised at the threshold of their ability to survive in the region.

By this logic, the elimination of both connections located on the Spring Canyon site would have the effect of eliminating some species from the region. This would result in a finding of significance under any definition. However, the connections present on the site are far less than ideal, and the implementation of the proposed mitigation measures will result in regional connectivity that is as valuable than as that currently present.

Figure 4.6-2



Slope Reconstruction Area

Deed Restricted Area

WILDLIFE CORRIDORS IN THE PROJECT VICINITY

Scale: 1" = 2,000'

Source: HDR Engineering

VESTING TENTATIVE TRACT MAP NO. 48086

LDC

Project Implications Other Than Genetic Transfer

Genetic transfer is not the only reason habitat linkages are important to the maintenance of wildlife populations. The movement of animals on an individual basis, regardless of their genetic code, also has three important functions: (1) the maintenance of normal sex ratios in populations, (2) the maintenance of viable age class structures in populations, and (3) recruitment of individuals into areas where the populations have been eliminated or reduced to below optimal levels.

The significance of the habitat linkage represented by the Spring Canyon site is debatable. The geographic situation seems to indicate that the connections on this site must be important. The evidence acquired by two "snapshot" level surveys indicate that the passages are used regularly by common wildlife species. The loss of habitat linkages for these species is not considered significant. However, the use of the passages by common species also indicates likely use by uncommon species that are less likely to be observed during at brief study.

CEQA identifies The California Department of Fish and Game as the source of authority for resolution of conflicts affecting fish and game within the state. Another option for resolution of the apparent debate is to conduct exhaustive studies of the site and its usage by wildlife and of wildlife utilization of the surrounding areas. Investigation into the local population structures of the species that include the Spring Canyon site and/or its surroundings in their range would help to establish whether these populations require linkages to other areas.

In an ideal situation, the habitat linkage preserved on the project site would adhere to the ideal principles for width, vegetative cover, etc. (see Appendix G for a full discussion on these principles). However, the connections on the site at the present time do not meet these ideal conditions. In order to develop a project plan that has a less-than-significant impact, the present level of connection between the site and the open space to the south must be maintained or improved. This connection could be maintained by designing a project that has no impact on either connection or by improving the connection. Improving one connection enough to offset the impact on the other connection is also a viable option.

The most critical component of the wildlife corridor that will remain following site development is the passage under the freeway at Stonecrest Road. Another critical component is maintaining or improving the habitat in Spring Canyon. Detailed information on the project's proposed designs

for improvement of the Stonecrest Road "corridor" (i.e., provision of an alternative walkway for wildlife off of the road) and other mitigation strategies are provided in the mitigation section of this report.

Conclusions Regarding Wildlife Movement

In its present condition, the site is a valuable part of the natural habitat in the vicinity. The Spring Canyon site supports two types of wildlife corridors, relatively small short-term corridors that begin and end within the project site or its immediate vicinity, and longer corridors that are a part of the region's long-term habitat linkages.

The proposed project could result in a significant decrease in the value of the site as a habitat linkage between the Sierra Pelona foothills and the Santa Clara River and Angeles National Forest.

However, implementation of the proposed mitigation measures would reduce impacts to the linkage at the Stonecrest Road underpass and in the overall habitat value of the remaining open space, especially in Spring Canyon. While the successful implementation of these measures could result in the reduction of project impacts on regional habitat linkages, it is likely that the project's impacts would not be reduced to a level that is less than significant.

Indirect Impacts

Human Encroachment

At the interface between urbanization and the natural environment, the effects of human intrusions into natural open space become pronounced. Among these indirect effects are: increased fire frequency; predation, capture and harassment of native animals; removal of native plants; increased erosion from trails, especially those associated with off-road vehicles; littering; dumping of hazardous materials; disturbance of the normal patterns of animal activity; and several others. Residential development on-site could lead to the introduction of cats and dogs into adjacent open space lots. These non-native predators often enter natural areas adjacent to development, where they prey upon small animals.

While these effects may seem inconsequential or passive in comparison to the direct effects of the proposed project, the impacts of human encroachment into adjacent open space can have the effect of extending the loss of habitat for plants and animals beyond the limits of the project footprint. Also, it only takes a few such encroachments before the effects

are manifested (e.g. fire). Consequently, the indirect impacts from human encroachment into adjacent natural areas would be a significant impact.

Introduction of Invasive, Non-native Plants

The potential for introduction of invasive, exotic plant species will increase with the establishment of a residential community on the project site. This indirect effect would constitute a significant impact as it could mean the loss of habitat for native plants and the wildlife that depend upon them.

Increased Runoff and Pollutants

The project would add a considerable area of impermeable surface, thus increasing runoff directly into natural drainage courses (or retention basins). The water running off from development areas often carries pesticides, oil, grease, and other pollutants that can enter natural watercourses. These effects are most likely at the early stages of development, and late in the life of the project when pollutants have accumulated over time. The contamination of water courses, especially as the site drains into the Santa Clara River which supports several sensitive species, would be a significant indirect effect of the project.

Cumulative Impacts

For biological resources, the cumulative impacts are generally analyzed in terms of the regional loss of habitat for plants and wildlife, and the potential for adjacent projects combined with the proposed project to interfere with wildlife movement. Of primary concern are larger projects that fragment existing open space, while the combined effects of several small projects in an area can have a similar effect. For the Santa Clara River basin, the pattern of ownership has led to a patchwork of developments and open space which may not be the best configuration for preserving biological diversity.

In reviewing the cumulative projects list, there are several proposed, and pending projects consisting of numerous dwellings that would be developed in the general region. These projects are likely to have individually significant impacts to biological resources, and combined will contribute to the loss of habitat in the Sierra Pelona and Santa Clara River basin. The loss of habitat in the region, including the proposed Spring Canyon project, would have a significant cumulative impact on biological resources.

For wildlife movement, it is difficult to pinpoint where habitat linkages for wildlife might be restricted or severed by cumulative projects. It can be surmised that the fragmentation of remaining open space will interfere with the movement of large animals. It has been concluded that the proposed Spring Canyon project would have significant impacts to wildlife movement if not strictly mitigated. Therefore, other projects in the region are likely to have similar effects if not mitigated, and there would be a significant cumulative impacts to wildlife movement.

Mitigation Measures

Implementation of all of the following mitigation measures will reduce the impacts anticipated from project development, but not to a level that is less than significant. Some of the mitigation measures are standard (S) and others are project specific (PS).

- (PS) Open Space Lot Nos. 547 and 548 shall be deed restricted from future development, and managed as natural reserves for the life of the project. (The applicant is currently researching the possibility of deeding the open spaces to a conservation agency for management.)

- (PS) The applicant shall develop an Open Space Management Plan for the maintenance of open space areas in perpetuity. The management plan shall be prepared by a qualified biologist, reviewed and approved by the Department of Regional Planning prior to issuance of grading permits. The plan shall be incorporated into the CC & R's for the tract and shall contain at least the following elements:
  - Goals and Objectives
  - Permitted and Prohibited Uses
  - Biological Monitoring Protocols and Reports
  - Sensitive Species and Habitats Management
  - Exotic Plant and Animal Management
  - Habitat Restoration including California Junipers
  - Plan Implementation Schedule
  - Responsible Parties
  - Funding
  - Enforcement and Penalties
  - Trespass Remediation
  - Contingencies
  - Plan Update Requirements

- (PS) Prior to project grading, the site shall be surveyed (during April-May, as the species is most evident at this time) to locate all impacted individuals of slender mariposa lily (*Calochortus clavatus gracilis*).

These individuals shall be physically flagged for salvage during mid-summer, after the fruits have matured, at which time seeds shall be harvested for propagation or scattering to new, suitable locations. Bulbs shall be salvaged after the onset of dormancy as evidenced by the withering of the above-ground portion of the plants. The salvaged plants (and/or bulbs) shall be re-installed to appropriate undeveloped locations on the open space portions of the property. The seeds shall also be distributed on the open space portions of the property. Some seeds shall be reserved for propagation and introduction to on-site open spaces at a later date.

- (PS) A mitigation plan for the wildlife "corridor" shall be developed reviewed and approved by the Department of Regional Planning prior to issuance of the final grading permit for the project. The mitigation plan will provide a detailed method for the implementation of the mitigation measures outlined below. Implementation of the mitigation measures outlined below will offset project impacts on regional wildlife movement.
  - **Improve Underpass.** The mitigation for the loss of access to the culvert at the terminus of Tapie Canyon shall be the improvement of the underpass at Stoncrest Road. At present, wildlife must either share the asphalt road with vehicles or traverse the steep dirt banks. The proposed improvement is the construction of a separate trail (walkway) adjacent to the road, which would be used by wildlife, equestrians, and pedestrians. To increase the walkway's value to wildlife, it shall be located on the opposite side of the road from the bridge support columns. The trailbed shall be several feet above the road grade, reducing the perceived threat from vehicle traffic. The trailbed shall consist of natural materials such as decomposed granite or mulch, and the trail shall be 8-feet wide. Minimal lighting, if any, shall be used on the trail. The combination of grade separation, separation from the road by the bridge support columns, natural sub-strate, and natural access, should make the passage tolerable for wildlife traveling between Spring Canyon and the Santa Clara River watershed, especially by nocturnal species whose travel patterns coincide with the lightest traffic uses of the underpass and local roads. This measure was proposed at a meeting involving the habitat linkage issue and is now incorporated in project design and shown on the Vesting Tentative Tract Map (see cross-section on Sheet 1 of 3).
  - **Maintain Connectivity.** Natural habitat connectivity shall be maintained from Spring Canyon to the underpass, including removal of the paved portion of the road that now leads from the

underpass toward Spring Canyon. The trail from the underpass shall be continued into Spring Canyon along the route of the existing road, and native vegetation shall be planted on either side of the trail.

- **Plan Reconfiguration**. The present plan shows encroachment into the stream course and a substantial narrowing of the existing corridor in the vicinity of lots 400 – 403. The encroachment into the streamcourse shall be eliminated and the available corridor width will be increased in this area. Reconfiguration of the project in this area may result in the reduction of the total number of developable lots on the project site.
- **Revegetation Plan**. An aggressive revegetation plan will be developed for the project. The plan will detail the species utilized in the revegetation effort, planting methods, and the placement of the plants. The plan will also provide instruction for the relocation of the holly-leaf cherry trees that will be salvaged from other portions of the site.
- **Restrict Non-native Landscaping.** Only locally native species shall be used in the landscaping of the slopes of Spring Canyon. Initial landscaping of the recountoured slopes of Spring Canyon shall be completed by the developer or his contractor. Any other landscaping on these slopes with non-native species shall be prohibited through the CC&R's. The north- and west-facing slopes shall be in preserved open space and should not be landscaped.
- **Barrier Wall**. A low wall, approximately 3 feet in height, shall be placed at the brow of the slope (at the edge of the graded pad) on all lots adjacent to preserved open space areas. These walls will be constructed of inflammable materials such as rock, brick or block. This wall will be the delineator between the native-only landscaping areas and the customary garden landscaping allowed in the pad areas. This wall will also provide a portion of the fire protection required by county ordinance.
- **Restrict Fencing**. The south- and east-facing slopes of Spring Canyon are located within designated private lots. Deed restrictions shall be placed on the slope areas within these lots so that no fencing will be constructed down the sides of the slopes. Fencing on top of the barrier walls will be limited to relatively unobtrusive ironwork, or similar material.
- **Topsoil Salvage**. Approximately nine acres of the south and west facing slopes of Spring Canyon will require substantial reconstruction for conformance with slope compaction standards. The topsoil on these slopes will be salvaged and replaced on the slopes following reconstruction.

- **Contour Restoration**. The toe of the reconstructed slope will be located at the same place as the present toe of slope. It is recognized that construction will alter the existing stream bank and channel during construction. The contours of the streamcourse will be restored to their present condition. The recontoured slopes will be revegetated as described above.
- **Relocation of Mainland Cherry Trees.** Where feasible, the holly-leaved cherry trees located in the bottom of Tapie Canyon shall be relocated to the bottom of Spring Canyon. This will mitigate the loss of these trees and the valuable food resource they represent.
- **Replacement Scrub Oak Trees.** Replacement scrub oaks shall be planted in appropriate on-site locations within the dedicated open spaces of Tapie and/or Spring Canyon. The replacement ratio for the impact of removing four (4) trees (# 49, #246, #251, #252) shall be a minimum of 2:1, or in compliance with the replacement ratio mandated by the County Forester.
- **Alluvial Scrub Replacement.** Prior to grading activities in Tapie and lower Spring Canyon, scale broom and buckwheat seed heads shall be gathered and stored for seed dispersal (or directly dispersed) within Spring Canyon. Seeds of Yerba Santa (*Eriodictyon crassifolium*) shall also be dispersed in Spring Canyon to compliment the alluvial scrub replacement.
- **Restrict Brush Clearance.** Fuel modification zones shall be restricted to the minimum distance required by the Los Angeles County Fire Department through the project's CC&R's.
- **Restrict Night Lighting.** With the Department of Public Works approval, the potentially adverse effects of night lighting on surrounding open space areas shall be mitigated by the following measures: (1) Use street lighting only at intersections; (2) Use low-intensity street lamps; (3) Use low elevation lighting poles; (4) Direct light away from open space areas by using internally silvered globes or external opaque reflectors; and (5) eliminate the use or arc lighting adjacent to open space areas by restricting private sources of illumination around homes.

- (PS) Lighting of the street under the freeway shall be directed at the road. Illumination of the pedestrian sidewalk on the west side of the underpass shall be in compliance with the County's requirements. Lighting of the equestrian/wildlife trail on the east side of the underpass shall be minimal, if at all, in compliance with County standards.

- (PS) All on-site open space areas shall be buffered in such a manner as to discourage additional encroachment by the new human inhabitants. Deed restrictions regulating the use of off-road vehicles shall be developed to protect the open space from potentially adverse uses.

- (PS) Any proposed hiking and riding trails shall have specified access points and shall be converted to interpretive trails. Signposts shall be incorporated on the trail to educate users about the species to be observed, their value to a balanced ecology, and the importance of riparian habitats and habitat linkages.

- (PS) Due to the disturbance caused by freeway construction work during the nighttime track study, another track study will be conducted during the spring of 1999. This will take place during the juvenile dispersal period for many mammal species. This report will be amended if any data that would alter the conclusions presented here are discovered.

- (PS) A Fuel Modification Plan shall be developed in consultation with the LACFD. Brush clearance shall be limited to the minimum extent possible. Approved non-native groundcovers and low shrubs will be allowed only in the Setback and Irrigation Zones (zones A and B per LACFD Guidelines). Non-natives shall not be used in the Thinning and Interface zones (zones C and D).

- (PS) Owners of residences and visitors shall be notified by on-site signage and by language included in CC&Rs that access to Open Space Lots 547 and 548 is prohibited, except along approved trails and via designated access points. The following additional activities/uses should also be prohibited: motorized vehicles; nighttime use of trails; possession of firearms including air or gas propelled weapons, slings and sling-shots; collection or possession of native plants or wildlife, or engaging in activity to harass, harm, pursue, hunt, shoot, wound, kill, trap, poison, capture or collect wildlife; smoking or the use of fire; unauthorized trail construction; removal, defacement or damage to natural features. Signs shall be posted at designated trail access points, and rules and restriction shall be included in CC&Rs.

- (PS) All development landscaping shall be planted with non-invasive plant species, preferably species native to the area. Exotic plant species listed by the California Exotic Plant Pest Council as noxious weeds shall be prohibited in all landscaping. Control of exotic plants

shall be addressed in the Open Space Management Plan called for above, and implemented per the specifications to be included therein.

- (PS) Owners of residences in the development shall be informed that dogs and cats are not allowed in open space areas. Signs shall be erected at designated access points to open space lots prohibiting pets from entering, *leashed or not.*

- (PS) Loss of pets to native predators is likely, unless pets are contained on their owners' property. Trapping, shooting, or poisoning of native predators such as coyotes or bobcats shall be prohibited except by duly authorized state or county fish and game or animal control officers.

- (PS) Stormwater runoff shall be filtered, where feasible, through appropriate oil and grease traps, installed at discharge points along the streets.

- (PS) Stormwater discharge shall also go through bio-filters, installed where feasible, to breakdown pesticides and minimize their flow into natural watercourses.

- (PS) Common areas shall be treated only with "least toxic" pesticides (e.g. pyrethrum, neem extract), short-lived herbicides (e.g. Roundup), and low concentrations of fertilizers.

Conclusion

Impacts reduced to less than significant after mitigation include: loss of sensitive habitats (alluvial scrub, cherry woodland); introduction of invasive non-native plants, loss of sensitive plant species, and increased runoff and pollutant discharge.

The following impacts will be reduced, but may remain significant after mitigation: loss of vegetation and habitat for plants and wildlife; interference with wildlife movement; direct mortality of wildlife; indirect impacts, including loss of habitat to brush clearance, human encroachment, and introduction of non-native predators.

Implementation of the proposed project, after mitigation is anticipated to result in significant impacts to biological resources that cannot feasibly be fully mitigated or avoided.

4.7 CULTURAL RESOURCES

The initial study identified potential impacts to cultural resources as an issue to be discussed in the EIR. Therefore, a Phase I cultural resources investigation was conducted for the project site by EIP Associates, Inc. The investigation consisted of a background search at the South Central Coastal Information Center, Institute of Archaeology, University of California at Los Angeles (UCLA) and a field survey of the property. The field reconnaissance was conducted between May 12th and May 15th, 1997. The field survey was accomplished by a pedestrian survey and visual inspection of surfaces within the project area as topography and vegetation would permit. The survey did not reveal any prehistoric sites, features, or isolated artifacts, but did discover and record seven potentially historical sites. The potential historic sites consisted of three areas with structural remains and three artifact sites/objects. The following discussion summarizes the results of the cultural resource investigation. The complete text is included in Appendix J of the EIR. At the time that the archaeological investigation was prepared, the site was known as "Shadow Pines", therefore in that report and this section, references to Shadow Pines are representative of the "Spring Canyon" project site.

Existing Conditions

Background Research

Previous Surveys in the Area

As indicted above, investigations into previously completed research were completed through UCLA. This level of research addressed both the defined project area and a one mile radius surrounding the project area. Results of the records check showed that 15 archaeological surveys or testing programs have been conducted within one mile of the project area. All of the investigations were completed between 1974 and 1995. Of these, three studies bordered the Shadow Pines project area but none specifically involved the project area.

Twelve (12) prehistoric sites and four (4) historic sites have been identified within one mile of the Shadow Pines project area. The nearest known prehistoric site is CA-LAN-615 (recorded in 1973), consisting of a scatter of fire-affected rock and ashy deposits; one of many such sites identified in the off-site upper Spring Canyon area. Eleven of the 12 prehistoric sites were recorded in 1973 (King 1974). The other sites were

recorded in 1983 (1 site), 1990 (2 sites), 1993 (3 sites), and 1994 (1 site). The prehistoric sites exhibiting fire-affected rock, midden deposits or other evidence of habitation are indicative of significant archaeological sites. Overall, this general area is associated with Tataviam/Serrano and Gabrielino/Fernandeno populations of prehistoric Southern California.

Historical Maps

Historic remains identified within the area appear to represent the late 1800s-early 1900s occupation of the area. Historic maps for the area (1900, 1933, and 1940) illustrate the community of Lang in Section 17. A single dirt access road is illustrated in Section 8, but no occupation sites are identified. By 1933, the Sunny Slope Ranch is identified within Bee Canyon. A second structure is illustrated in the general location Bee Canyon. The 1940 map illustrates the presence of a single structure at the mouth of Spring Canyon (in Section 8). In general, the historic maps suggest Spring Canyon was used as an access route prior to 1900 and occupied sometime after 1933. It is likey that materials located within this area would date from circa 1933 and extend into the modern period.

Recent USGS quadrangle maps indicate that at least four isolated structures have been present on the property at various times since about 1940. None of these structures are standing today.

Brief Cultural History Background

Information on the prehistoric affiliations of the southern California and Santa Clarita Valley areas is available in Appendix J of this EIR.

Ethnographically, the Soledad Canyon area is associated with the Tataviam, a little-known Native American group whose territory ranged from the upper reaches of the Santa Clara River, eastward to Gleason Mountain and Vasquez Rocks. It continued northward along the western edges of Antelope Valley to near Castaic Lake, and westward to include the upper reaches of Piru Creek.

Archaeological and ethno-historic data point to a three-tiered settlement pattern for the Tataviam, featuring small settlements with 10 or 15 persons, intermediate-sized villages of up to 60 people, and a few large villages with as many as 200 inhabitants. Principal vegetable foods included yucca, acorns, sage seeds, and juniper and islay berries. Although the Tataviam held linguistic similarities with nearby Takic-speaking neighbors (such as the Gabrielino) portions of their material culture (e.g., pictographs and ritual items) reflect direct influence by the

Hokan-speaking Chumash to the west. Tataviam culture dissipated rapidly following their assimilation with other Native American groups during the Mission Period. Tataviam populations have been associated with the Missions San Gabriel de Arcangel (est. 1771), San Buenaventura (est. 1782), and San Fernando Rey de Espana (est. 1797).

Following the Portola· and Garcés expeditions along the Santa Clara River and subsequent founding of nearby missions, Spanish settlers established Rancho San Francisco along the upper Santa Clara to augment Mission San Fernando (Tartaglia 1989:12). An *assistencia* (chapel) was built on the rancho in 1804 and served as a geographical link between San Fernando and missions in northern Alta California. This assistencia continued to serve the local populations until secularization of Mission lands was initiated by the Mexican government in 1834 (Perkins 1957).

Mexico's independence from Spain in 1821 and the subsequent secularization of Mission lands was followed by the establishment of a series of more than 400 land grants to prominent individuals recognized by the Mexican government (Avina 1932). The Santa Clara River Valley was explored by trapper Jedediah Smith in 1827, and John C. Fremont's topographical engineers surveyed the area for the U.S. government during the 1840s. In 1839, however, the lands of Rancho San Francisco (48,612 acres) were granted to Antonio del Valle, a Mexican lieutenant, by Juan Bautista Alvarado, one of the last Mexican governors of California (Avina 1932: 54).

Gold was discovered on Rancho San Francisco in 1842 in what is now called Placerita Canyon (six years before the discovery at Sutter's Mill), drawing hundreds of miners into the area (Robinson 1938: 7). In 1850, following acquisition of California by the United States, survivors of a stranded wagon train party known as the Jay Hawks found their way from Death Valley to Rancho San Francisco (also known as Rancho del Valle) via Soledad Canyon (Latta 1979).

The Soledad Mining District was formed during the 1860s, rapidly giving rise to the town of Soledad. Soledad was renamed "Ravenna" to avoid confusion with the town of Soledad in Monterey County (Wlodarski 1995: 9). A railroad link between Los Angeles and Antelope Valley was completed through Soledad Canyon in 1876. Lang Station, first established in 1871 by John Lang as a 1,200-acre dairy farm and health spa, served as a railroad station (Tartaglia 1989:16). Lang developed into a small community and continued as a viable community into the early 1900s. The Sierra Highway, originally a dirt road winding through Mint Canyon, was completed in 1921 as a motor route between Los Angeles

and desert areas (McLean 1990). Communities established along this route included Saugus, Newhall, Valencia, and Canyon Country. All were incorporated into the City of Santa Clarita in 1987 (Valentine-Maki 1993: 13).

Field Survey

EIP Associates initiated a field survey of the project area on Monday, May 12, 1997 and completed the field survey on Thursday, May 15, 1997. The majority of the field survey was completed on Tuesday and Wednesday, May 13 and 14.

The field survey was accomplished by a pedestrian survey and visual inspection of surfaces within the project area as topography and vegetation would permit. Much of the project area is comprised of steep ridges and slopes greater than 45%, indicating a low probability for archaeological resources in these areas. The survey emphasis was directed toward areas with a higher probability for cultural resources, including ridges, drainages, and lowlands associated with Tapie and Spring Canyons. These areas also correspond closely to the areas planned for direct impact from the proposed development. Emphasis was also placed on examination of access roads and a proposed hillside location for a water tank on the eastern slope of Spring Canyon. **Figure 4.7.1** illustrates the areas of the project site that were physically surveyed.

Evidence of wildfire within recent years was apparent throughout the project area, with burned remains of native vegetation such as yucca and scrub oak, as well as charred rocks and soils. While introduced grasses have returned rapidly and cover many areas, ground visibility was adequate, providing an estimated 75 percent exposure of the ground surface. Boundaries for the project area were determined in the field using topographical features. Field notes were augmented with photographs of both general and specific portions of the project area.

Prehistoric Resources

Prehistoric archaeological resources were expected to be identified during the field survey by EIP Associates due to a high density of such sites in areas just northeast of the current project area. In the region of Vasquez Rocks County Park especially, numerous habitation areas, lithic scatters, yucca roasting pits, and rock art panels have been recorded. As indicated above, 12 prehistoric sites are known to occur within one mile of the project area, all northeast of the project boundaries.

Despite expectations, no prehistoric archaeological sites or isolated artifacts were identified within the proposed project area. The apparent absence of prehistoric resources on the surface within the project area suggests that this area may have been of little use to early peoples, or that materials left by them (if any) have been subsequently buried by alluvium carried off steep slopes and distributed along the canyons and ravines.

Evidence of wildfires within recent years was widespread, making it difficult to identify discrete areas of soil or rocks which may have been darkened or burned by prehistoric human activity.

Historic Resources

Seven locations of historic/modern resources were identified within the proposed project area during the field survey. They included the following:

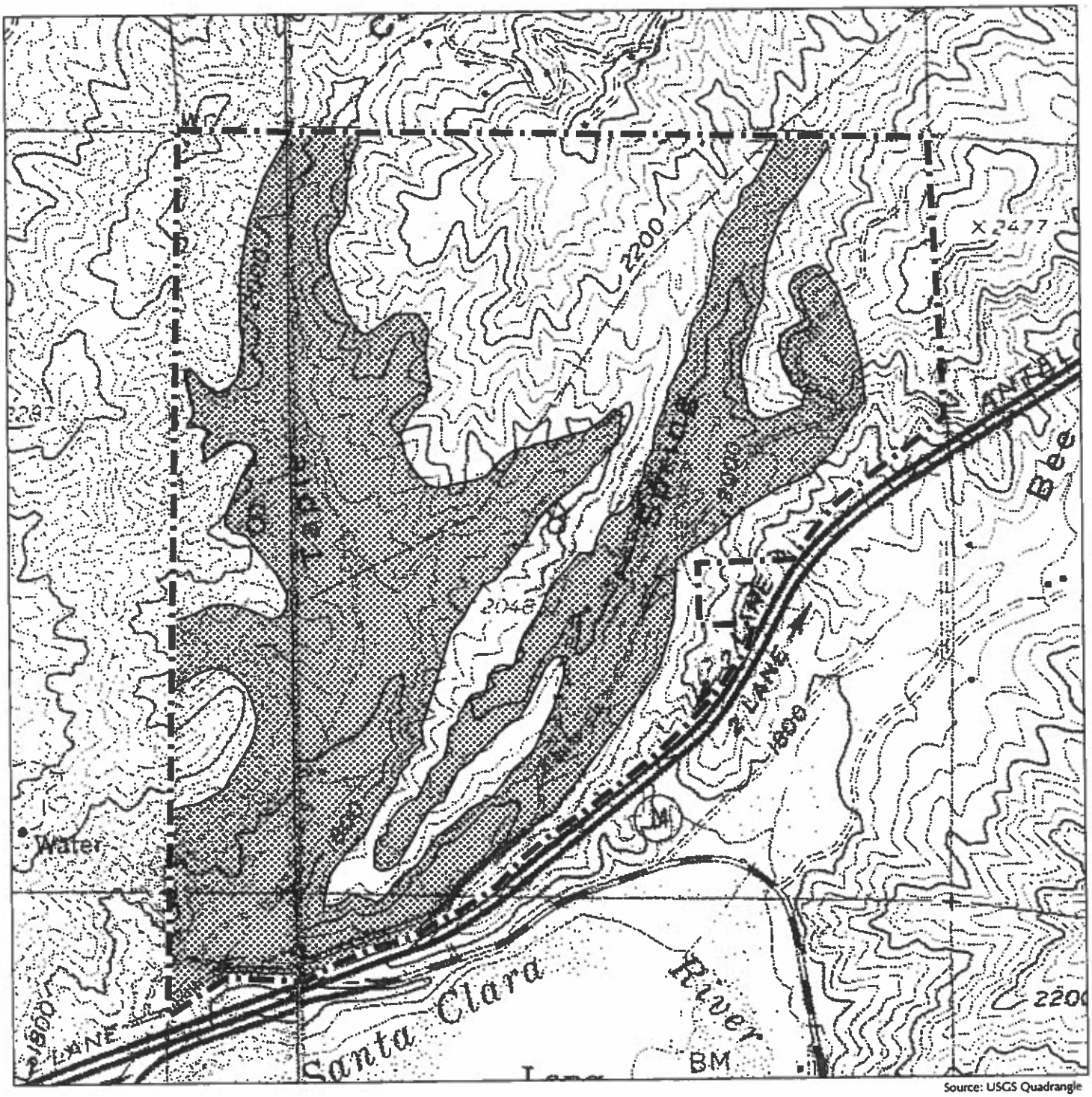
1. elements of a small homestead site;
2. small structural foundation;
3. one of two standing well pipes;
4. residential structural foundation:
5. second of two standing well pipes;
6. fencing material; and
7. a solder-top can.

All of these resources are indicative of materials dating to the first half of the 20th century. Each is labeled according to the above sequence and discussed in more detail below.

Shadow Pines 1

Components of a small homestead site were identified on a shelf along the northern bank of the stream bed within Spring Canyon, near the confluence with Tapie Canyon. The site is indicated by at least three short, low retaining walls of unmortared granite stream cobbles, as well as a scatter of partially buried household artifacts (food cans, medicine bottles, ceramic fragments, and butchered animal bones). Fragments of amethyst glass, reflecting a manufacturing technique in use between ca. 1880 and 1917, were also identified. Other items reflected manufacturing methods known from the 1920s and 1930s. Shattered fragments of window glass suggested the earlier presence of a structure.

Figure 4.7-1



Source: USGS Quadrangle

Areas Surveyed

Project Area Boundary

CULTURAL RESOURCES SITE INVESTIGATION MAP

Not to scale

Source: Envicom Corporation

VESTING TENTATIVE TRACT MAP NO. 48086

LDC

Many of the food cans were torn open with a knife or other tool. The artifacts and retaining walls encompass an area approximately 75 feet by 50 feet, with tall grass covering much of the area and possibly obscuring other related evidence. A sample of diagnostic items was collected from the surface.

The nature of this site suggests a similarity to nearby sites identified by Tartaglia (1989, 1993), McLean (1990), and Snyder and Wells (1993). Tartaglia identified a homestead site much like that described above, characterized by unmortared cobble stone retaining walls and a trash scatter which included fragments of amethyst glass and Depression-era artifacts. That site, as well as several others in the area, have been tentatively associated with the historic settlement of Lang. Snyder and Wells (1993:8) note that ranching and homesteading became dominant activities in the area following the climax of mining efforts during the late 1800s. Tartaglia (1989:17) notes that unemployed miners associated with Sterling Borax Works in Tick Canyon established squatters camps in the area during the early 1900s.

According to Perkins (1958: 289), prevailing architecture in the town of Soledad/Ravenna featured houses of "log, sod, and stone." Shadow Pines 1 probably represents an outlying component of historic Lang and/or associated developments. The partially-buried context of the remains suggests a possibility that additional materials of similar type and age are present below the surface, but the extent of buried deposits is unknown at this time.

Based on the presence of surface features (retaining walls and artifact scatter), this site is a potentially significant historic archaeological site, and adverse impacts to this resource should be avoided, if possible. If avoidance is not feasible, this site warrants an archaeological testing program to formally evaluate the importance of the site in accordance with CEQA criteria. The testing program must be designed to determine the nature and extent of surface and subsurface cultural deposits, cultural and temporal affiliations, and the ability of the resource to address research questions concerning local and regional history.

Shadow Pines 2

A small structural foundation was identified just upstream from the homestead site on the northern bank of the same drainage. Constructed of roughly finished concrete over granite stream cobbles, the foundation consists of low, unbroken walls arranged in a square configuration and

oriented to the cardinal directions. Each wall measures just over 15 feet in length by outside dimensions and 10 inches in thickness. Poured in three episodes, the walls are finished to a height of only 29 inches. There is no evidence of holes or fittings indicative of additional structural elements (e.g., a wooden or metal superstructure). A prepared opening in the south wall measures 36 inches in width. No evidence of siding or roofing was observed, and the function of the structure is unknown. Only cobbles, fill soils, and modern rubbish are currently visible within the enclosure.

A structure in this location is not indicated on recent USGS quadrangles. The form and materials reflect those employed prior to 1950. The generic nature of these remains does not indicate an important resource under CEQA criteria. Basic archaeological recordation was completed and no further investigation is necessary at this time. Removal of the structure should be monitored by an archaeologist for the collection and evaluation of any potentially significant materials which may be uncovered during its removal.

Shadow Pines 3

An isolated section of 12 inch wide steel standpipe was identified as Shadow Pines 3, marking the location of a well within Spring Canyon and directly upstream from Shadow Pines 1 and 2. Located at an elevation of approximately 1880 feet above sea level, this pipe is augmented by a short section of 3 inch wide steel pipe welded at a tight angle to the main shaft and threaded around the exposed opening.

A structure is shown in this general location on the Army Corps of Engineers' San Fernando 15 Minute Quadrangle (1940), but no physical evidence of the building was observed during the recent field survey. The structure is not evident on the USGS Lang 15 Minute Quadrangle of 1933, suggesting a construction date between 1933 and 1940. The presence of the structure in the 1930s also suggests a potential for subsurface historic materials. The only visible evidence of cultural remains is the well standpipe.

No cultural materials were collected from Shadow Pines 3 and no additional investigations are warranted at this time. It should be emphasized that the well shaft is present and may present a safety hazard. There is also a potential for buried historic remains. Therefore, ground altering activities in this area should be monitored by an archaeologist for the collection and evaluation of any potentially significant materials which may be uncovered.

Shadow Pines 4

A U-shaped concrete foundation was identified on the crest of a ridge between Spring and Tapie Canyons, indicating the presence of a structure. Some discrete room areas, such as a kitchen and bathroom, are apparent on the foundation surface, confirming this was a residential structure. An associated asphalt access road and smaller concrete foundation features are also present. This small complex measures approximately 100 feet (northwest-southeast) by 150 feet (northeast-southwest). An adjacent motorcycle course constructed of earthen mounds and surrounded by chain-link fencing is a more recent addition to the area.

A relatively large area along the crest of the ridge appears to have been artificially leveled, leaving native vegetation on adjacent slopes and only introduced grasses along the crest. No direct evidence of agricultural or livestock activity was identified in this area.

The existence of a structure in this location is indicated by the USGS Agua Dulce 7.5 Minute Quadrangle (1960/photorevised 1988), based on aerial photographs taken in 1956. However, no structure is shown in this location by the USGS Lang 15 Minute Quadrangle of 1933 or the San Fernando 15 Minute Quadrangle produced by the Army Corps of Engineers in 1940. Therefore, a construction date ranging between 1940 and 1956 is indicated for the structure. If the building was erected before 1947, it may have constituted an historic structure, according to the standards set by the State Office of Historic Preservation (SHPO), which require recordation of structures 50 years and older. While the site may contain buried historic material, only modern-era refuse was observed during the survey.

Basic archaeological recordation of the foundation was completed, and no further investigations are necessary at this time. Removal of the existing remains, however, should be monitored by an archaeologist for the collection and evaluation of any potentially significant historical materials which may be uncovered.

Shadow Pines 5

An isolated section of 12-inch wide steel standpipe marking the location of a well was identified within the Tapie Canyon drainage at an elevation of approximately 1780 feet above sea level.

A structure associated with this location is identified on the USGS Agua Dulce 7.5 Minute Quadrangle (1960/ photo revised 1988), based on aerial

photographs taken in 1956. No trace of the actual building was observed during the field survey. A scatter of relatively recent refuse was identified in the general area associated with this structure.

No structure is indicated in this location by the USGS Lang 15 Minute Quadrangle of 1933 or the San Fernando 15 Minute Quadrangle produced by the Army Corps of Engineers in 1940. Therefore, a building date between 1940 and 1956 is indicated for the former structure. As with Shadow Pines 4, a possibility that the building was erected before 1947 indicates that it may have constituted an historic structure and that historic subsurface materials may be present. No further investigation is necessary at this time, but ground-altering activities in this area should be monitored by an archaeologist for the collection and evaluation of any potentially significant materials which may be uncovered.

Shadow Pines 6

Shadow Pines 6 is a scatter of wooden fence rails identified on the floor of a tributary drainage which opens into Tapie Canyon from the northeast. Each of four (4) round and weathered fence rails measures 4 feet long and 2.75 inches in diameter, with roughly 3 inches on each end machine-cut but hand-beveled to form a "peg" for fitting into an upright post. No actual fencing materials of like-design were observed anywhere else within the project area. Metal fence lines found in the general area suggest that older wooden fences and gates may have been replaced. The rails were recovered during the survey but, barring other relative associations, dates for these rails were not established. At this time, no additional investigations are necessary.

Shadow Pines 7

A single pin-hole, solder-top food can was identified in the stream bed just upstream from Shadow Pines 2. Concentric rings machined around the center hole indicate post-1930 manufacturing methods used during mass production. Containers of this type were designed to contain liquid foodstuffs (i.e., evaporated milk, etc.) and are commonly found in areas occupied during historic and early modern times. The item was photographed but not collected and no additional investigation is warranted.

All other cultural evidence observed within the project area during the field survey (e.g., household refuse, empty shell casings, and abandoned automobiles) were determined to be of modern origin. These items were

noted but not recorded and generally considered of no cultural importance with respect to archaeological or historical resources.

Summary of Results

In summary, no prehistoric archaeological resources were identified during the field survey of exposed surfaces within the project area. There is always a potential for buried prehistoric remains in the project area, as alluvial deposits have been noted.

Seven (7) historic or potentially historic archaeological resources were identified during the field survey. Two of these (*Shadow Pines 6 and 7*) were determined to be insignificant or unimportant resources and no further investigations are warranted. Four other resources (*Shadow Pines 2,3,4 & 5*) have been identified as sites with a potential to yield buried deposits. *Shadow Pines 1* (early 20th century homestead) is identified as a potentially significant archaeological site with surface evidence and the potential to yield undisturbed buried deposits.

Thresholds of Significance

Under criteria presented in the Code of Federal Regulation 36 CRF 60.4(d), cultural resources are considered significant if they have the potential to yield scientific information important to our understanding of history or prehistory. Under criteria presented in Appendix K of the California Environmental Quality Act (CEQA), cultural resources are considered significant when they:

- are associated with an event or person of recognized scientific importance in prehistory;
- can provide information which is both of demonstrable public interest and useful in addressing scientifically consequential and reasonable or archaeological research questions;
- have a particular quality such as oldest, best example, largest, or last surviving example of its kind;
- is at least 50 years old, possessing substantial stratigraphic integrity; or
- involves important research questions that historical research has shown can be answered only with archaeological methods.

Project Impacts

The location of seven cultural resources identified during the EIP Associates field survey are all within areas scheduled for direct impact by the proposed project. *Shadow Pines 1, 2, 3, and 7* occur within the Spring Canyon drainage. *Shadow Pines 5 and 6* are located within the Tapie Canyon drainage. *Shadow Pines 4* is situated on the ridge line between the two canyons.

Items associated with *Shadow Pines 6* were removed during the recent survey. No further studies are warranted with respect to *Shadow Pines 6*. *Shadow Pines 7* is an isolated can and of no historic significance.

Shadow Pines 2 through 5 are not considered significant resources at this time. However, the potential for buried deposits necessitates the presence of an archaeological monitor during ground alterations. If additional resources are identified, formal evaluation in accordance with CEQA guidelines may be necessary. Therefore, these site areas should be monitored during ground altering activities and, should any potentially significant remains be uncovered, evaluation in the form of a Phase II testing program must be completed.

Shadow Pines 1 is considered the only potentially significant resource within the proposed areas of impact. *Shadow Pines 1* should be avoided, if possible. If avoidance is not possible, a Phase II archaeological testing program must be completed to ascertain the significance and/or importance of this site prior to project implementation. If necessary, a program for the mitigation of adverse impacts must be designed.

Cumulative Impacts

The Shadow Pines project area is located in a relatively undeveloped area of Los Angeles County. Nearby developments include residential housing to the south and immediate west, improvements along the Antelope Valley Freeway (Highway 14), and construction of the pipeline within the northern portion of the property. Overall, improvements to the project area and its surrounding properties have been relatively minor and resulted in relatively minor cumulative impacts to cultural resources.

The proposed Shadow Pines project will result in a minimum amount of impact to four recently identified historic archaeological sites (*Shadow Pines 2-5*) and a moderate impact to a fifth site (*Shadow Pines 1*) on the project site.

Mitigation Measures

The proposed Shadow Pines project will result in impacts to five areas of potential historical importance. The following project-specific (PS) and standard (S) mitigation measures shall be implemented to reduce the project-related individual and cumulative impacts to a level that is less than significant.

- (PS) Archaeological monitoring shall be required during grading or other project related ground alteration activities in areas of *Shadow Pines 2-5*.
- (PS) *Shadow Pines 1*, is a potentially significant resource and shall be avoided. If avoidance is not feasible, a Phase II testing program to determine the nature, extent, and significance of the site shall be undertaken. All investigations of *Shadow Pines 1* shall be conducted in accordance with CEQA guidelines for assessing the significance of cultural resources.
- (S) As a condition of the project's implementation, in the event that cultural resources (as identified by the onsite archaeologist) are encountered during grading, such activity in the affected area(s) shall cease and the appropriate local archaeological agency (UCLA Archaeological Survey) will be notified immediately. Grading activity in the affected area(s) will continue only after the cultural resources are properly assessed and subsequent recommendations are executed as determined by an archaeologist onsite.
- (S) In accordance with *CEQA Guidelines* Appendix K-VIII and California Public Resources Code Section 5097.98, in the event of discovery or recognition of human remains, all development in the affected area(s) will cease immediately, and a Native American Indian advisor for the local Indian tribe, along with the Native American Heritage Commission, and other appropriate agencies will be contacted. The area(s) shall remain restricted until the human remains are legally and ethically dealt with by the appropriate authorities.

Conclusion

Based on Phase I cultural resources investigations, the proposed project will result in a less than signficant impact related to cultural resources. Potential impacts to *Shadow Pines 1* can be mitigated through avoidance, or a Phase II archaeological testing program. Potential impacts to *Shadow Pines 2-5* can be mitigated through archaeological monitoring.

4.8 VISUAL QUALITIES

Existing Conditions

Viewshed Characteristics

The proposed project site encompasses approximately 548.1 acres of the lower portions of Tapie and Spring Canyons of the foothills of the Sierra Pelona mountains, which form the northeastern border of the Santa Clarita Valley. The proposed site is in an unincorporated portion of Los Angeles County located about one mile east of Shadow Pines Boulevard.

The project site is located immediately north of the Antelope Valley Freeway (SR 14). The SR 14 Freeway route through the Sierra Pelona to the Antelope Valley has been named as a "Second Priority Study Route" on the Santa Clarita Valley Scenic Highways Plan. Parts of the site are visible from both north-bound and south-bound lanes of the freeway. Soledad Canyon Road lies south of the freeway in the vicinity of the site and also offers partial visibility of the property. The Santa Clara River channel and floodplain parallel the south side of Soledad Canyon Road in this area. **Figures 4.8-2** through **4.8-7** illustrate the existing views of the site from six points (A-F) along the 14 Freeway and Soledad Canyon Road. (The same exhibits illustrate how the views would change with the proposed development.) A photo-index map is provided as **Figure 4.8-1**.

The six points were chosen as they represent the most prominent views of subject property. Points A, B & D illustrate views of the site traveling east. Points C, E & F illustrate views of the site traveling west. Point A illustrates the view from Soledad Canyon Road traveling east toward the Spring Canyon site. Point B illustrates the initial view of the site from the 14 Freeway traveling east just pass the Stonecrest development at the westerly property boundary and looks north up Tapie Canyon. Point D illustrates the most prominent view of Spring Canyon looking northeast, along with a portion of the ridgeline that separates Spring and Tapie Canyons. Point F illustrates the view of the property traveling west (or south) on the 14 Freeway. Point E illustrates the view of the Spring Canyon ridgeline that separates Spring and Tapie Canyons, along with distant views of Tapie Canyon and the Stonecrest development on the far ridgeline. Point C illustrates the most prominent view of Tapie Canyon looking northwest toward the Stonecrest development.

The properties north and east of the proposed site consist primarily of undeveloped mountainous terrain. The lack of an existing public road

network north of the site, along with the existence of ridgelines between the on-site and adjacent off-site canyons combine to restrict public visibility to primarily the south side of the site.

The most prominent public views are focused upon the southwest corner of the site adjacent to the freeway (see **Figures 4.8-3 & 4.8-4**, Viewsheds B & C). Intermittent views are possible to the interior of the site through relatively narrow terrain gaps located along the southern periphery. The terrain gaps which allow "channelized" views to interior portions of the site consist of steep road-cuts and other landforms. Views of interior portions of the site are briefly available from segments of the freeway and to a lesser extent from Soledad Canyon Road (see **Figure 4.8-5**). The respective views encompass either foreground and/or middle-distance portions of the site.

Some distant views of the site are available, but these are from lower elevations at selected locations along Soledad Canyon Road. In the distant views, however, site visibility is of higher slopes and ridges since intervening topographic features and the freeway roadbed embankments block visibility of lower slopes and interior valley floor areas of the site. Most of the proposed project's development would be located on lower slopes and interior valley floor areas.

There are no nearby existing public parks or hiking trails from which the site can be seen. The Santa Clarita Valley Area-Wide Plan identifies the Santa Clara River as an adopted (but as yet unconstructed) trail route. The proposed Trail's location is conceptual. A precise route has not been determined, except that it would generally follow the Santa Clara River through Soledad Canyon, south of the Antelope Valley Freeway. In following the river route, the trail would be located at elevations equal to or below those of Soledad Canyon Road. It is likely that the raised freeway road-bed embankments and road cuts alongside the freeway would block potential visibility of the project site from future River trail locations.

Land Uses within the Project Viewshed

Views from the Antelope Valley Freeway in the areas east of the City of Santa Clarita are transitional between views of residential, commercial, and industrial development to views of undeveloped, rugged natural landscapes.

Residential neighborhoods, commercial sites, and/or industrial development characterize foreground and middle-distance views from the

freeway when approaching and leaving the eastern limits of the City of Santa Clarita and the proposed project site. A single-family residential development, Stonecrest (TR. 36943 – previously called Mountain View East) is partially built-out adjacent to the City's eastern boundary. Grading activity associated with some phases of the development extend to within 500 feet of the proposed project's western boundary. Homes associated with this development have been completed and are occupied along the main ridgeline that separates the Stonecrest development from Tapie Canyon. Those homes are highly visible from both Soledad Canyon Road and the 14 Freeway in both travel directions (see **Figure 4.8-2, 4.8-4 & 4.8-6**).

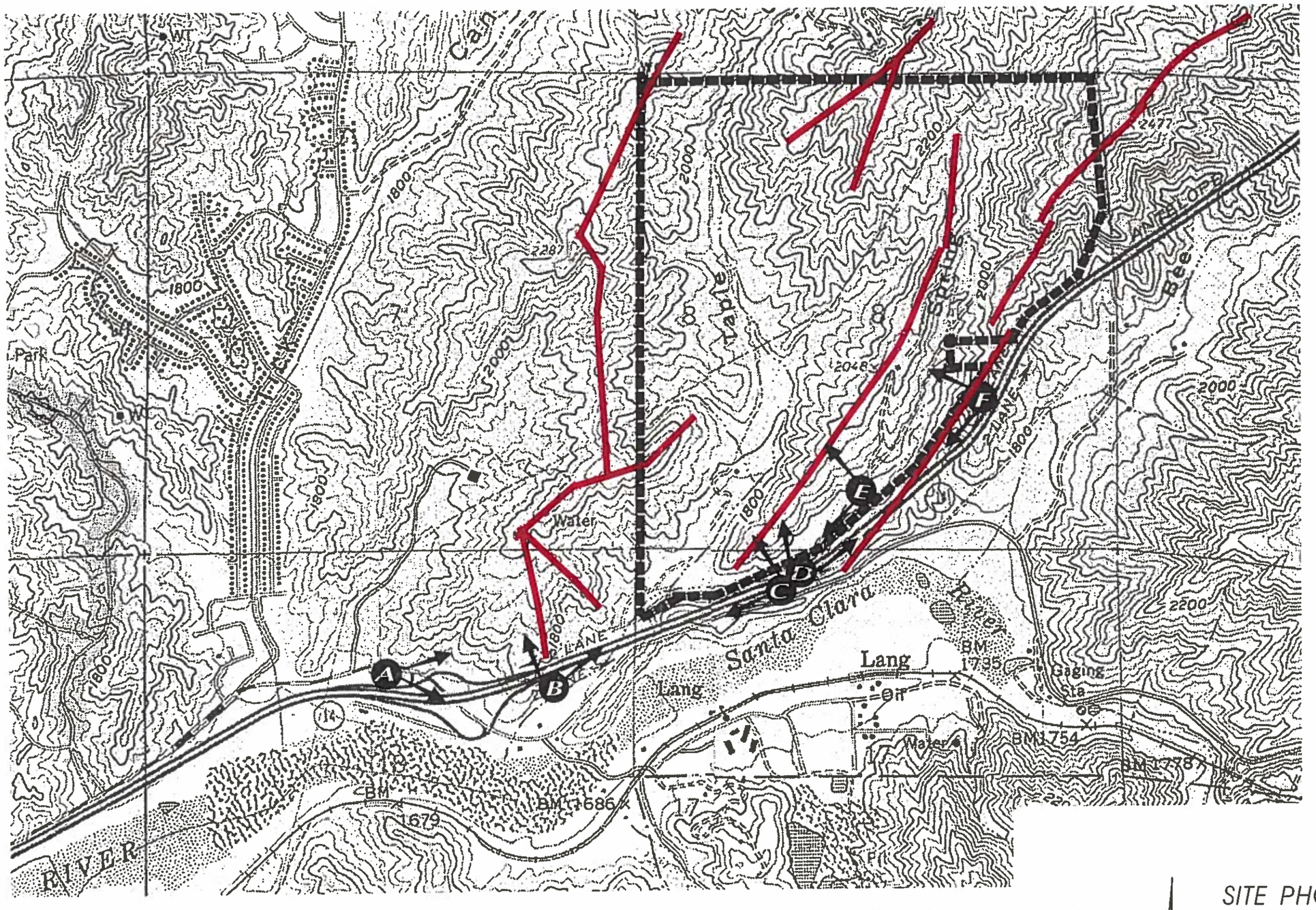
The 14 Freeway viewshed corridor that contains the proposed project site also has active mineral extraction industries which provide conspicuous visual focal points immediately southeast and south of the proposed site. Visibility of the mining industry uses are made all the more prominent by the raised viewing locations from atop the on- and off-ramps to and from the north-bound freeway lanes (on the south side of the freeway), and the freeway overpass at Soledad Canyon Road. The visually prominent sand and gravel extraction and processing facilities adjacent to the freeway and Soledad Canyon Road are inter-connected and surrounded by work-yards and dirt roads. Other heavy industrial elements consisting of steel storage tanks, corrugated metal structures, exposed pipelines, railroad sidings, and hillside production pads associated with local petroleum extraction are concentrated around Lang on the south side of the river, opposite of the proposed project. These facilities collectively contribute to an industrial presence within the viewshed corridor.

The P.W. Gillibrand mining and processing operations are located on the south floodplain of the Santa Clara River and continue up steep canyon slopes on the canyon wall opposite the proposed project site. Mining excavations on the slopes reach to 2,400 foot elevations, a height of nearly 700 feet above the local Santa Clara River channel. Subsequently, the mining operation is a prominent feature in the local landscape.

View Blocking Terrain Features

The landforms of the site and its immediate vicinity consist of an alternating sequence of south to southwesterly trending canyons and ridges. The on-site range in relief is approximately 700 feet. The lowest elevation (1,710 feet) is found near the southwest corner of the site. The highest elevation (2,410 feet) is located on the northern boundary of the site. Where interior on-site valleys approach the freeway right-of-way they are wider and flatter. The upper ends of the valleys are narrow and

steepen to V-shaped cross-sections where they cross the northern site boundary. Slopes on the site vary from gentle to moderate in and along the valley floors and become steep to very steep along the canyon sides, which rise to narrow, sharp ridgelines. The ridgetops separating the prominent on-site valleys trend southwesterly, in the same direction as the freeway. As a result, the elevated terrain flanking the north side of the freeway, and other interior ridgelines, form effective visual barriers that block views of most of the site, especially to south-bound traffic. In northerly views from southwest of the site, the prominent on-site ridgelines and valleys act to confine public views of the site by channeling them up Tapie and Spring Canyons.



SITE PHOTOGRAPH INDEX MAP

Not to scale

Source: Land Design Consultants, Inc.

VESTING TENTATIVE TRACT MAP NO. 48086



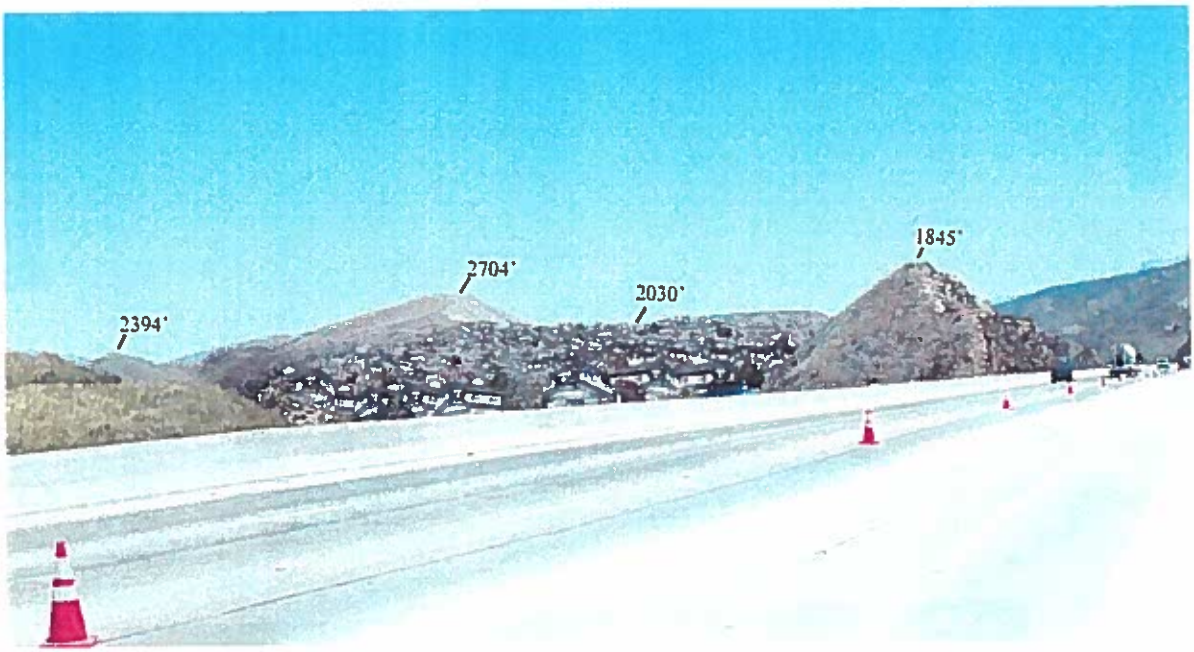
EXISTING VIEWSHED - A

Not to Scale

VESTING TENTATIVE TRACT
MAP NO. 48086

LDC





EXISTING & PROPOSED VEWSHED - B

Not to scale

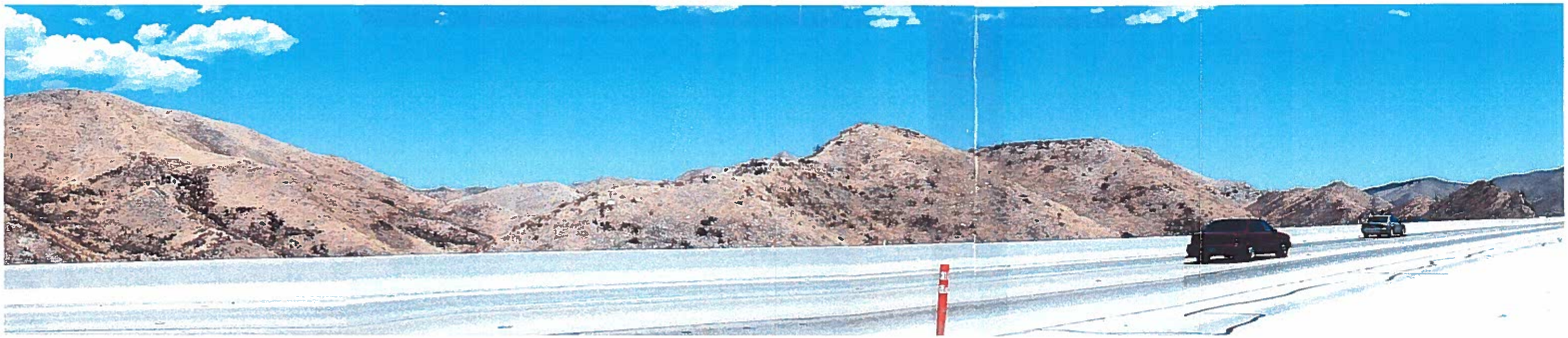


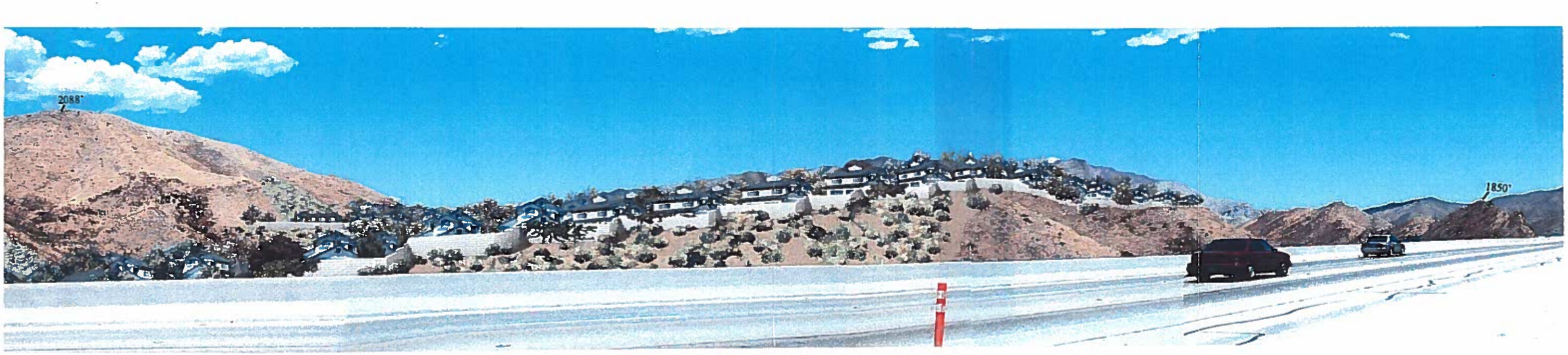


EXISTING & PROPOSED VIEWSHED - C

Not to Scale

VESTING TENTATIVE TRACT MAP NO. 48086





EXISTING & PROPOSED VIEWSHED - D

Not to Scale

VESTING TENTATIVE TRACT MAP NO. 48086





EXISTING & PROPOSED VIEWSHED - E

Not to Scale

VESTING TENTATIVE TRACT MAP NO. 48086



EXISTING & PROPOSED VIEWSHED - F

Not to Scale

VESTING TENTATIVE TRACT MAP NO. 48086

Site Aesthetic Qualities

The aesthetic qualities that characterize the site and surrounding areas derive much of their positive aesthetic appeal from the rugged, undeveloped nature of the terrain. With the exception of powerlines, fire-breaks, and cuts for infrastructure service roads, the views of the project site and the areas north and east of it are generally free of development.

The prominent visual character of the site is imparted by the steep slopes and the backdrop of natural ridges. On some of the slopes, bedrock is exposed in places and, in others, the surfaces appear rock-strewn and barren. The main stream courses in canyon bottom locations are distinguished by cut channels lined with larger rocks and stream-worn boulders. As previously indicated, views of these drainage course features are primarily limited to the southwest corner of the site.

The site is recovering from a fire that swept almost the entire site in the fall of 1995. While new brush is re-sprouting from charred stems throughout the site, views from the site's terrain appear barren to sparsely vegetated. Under un-burned conditions, the site's vegetation is transitional between coastal sage scrub and inland desert scrub communities. Brush cover on higher, sunny, south-facing slopes is generally less densely developed and consists of coastal sage scrub and grassland. On less-steep, lower slopes and on alluvial soils of valley bottoms, the vegetation grades into denser brush cover with occasional scrub oaks and California junipers. As illustrated in the photographs, the most sparsely vegetated south-facing slopes are most visible in public views from off-site.

Public Site Visibility

Due to topographic constraints, public viewing locations from which the proposed site can be seen are essentially confined to the Antelope Valley Freeway and limited portions of Soledad Canyon Road.

Soledad Canyon Road parallels the south side of the freeway for a distance of approximately 2,200 feet. The road's grade elevations range to 30 feet below those of the adjacent freeway. As illustrated in **Figure 4.8-2**, Viewshed A, views of the site from Soledad Canyon Road while traveling northeasterly are completely blocked by existing topography. Portions of the adjacent Stonecrest residential community are conspicuously visible from this vantage point at pad elevations of 1871' to 2108' along the ridgeline.

Foreground and middle-distance views of the site from the north-bound lanes of Soledad Canyon road are effectively blocked by the knoll at the southeast corner of the site and by the raised freeway roadbed embankments. Where the Soledad Canyon Road grade is nearly equal with that of the freeway (south of the Spring Canyon freeway underpass) limited, north-bound views of the site are possible. However, the views are directed past and away from the proposed development locations on the site by the path of the road, which curves easterly, away from the site. Foreground and middle-distance views of the site are briefly available from Soledad Canyon Road near the Spring Canyon freeway underpass, although primarily to south-bound traffic. On-site ridgelines limit general visibility of the site and confine views of the potential development envelope to the extreme southwest corner area of the site.

Distant views of the site are visible from Soledad Canyon Road where it enters the broader floor of the Santa Clara Valley from Soledad Canyon (south-bound views). The distant views are directed toward the upper slopes of the site. The lower slopes and the interior valleys are hidden from view by the upraised freeway embankment, knolls and road-cuts, and on-site ridgelines.

Views from the Antelope Valley Freeway

The Antelope Valley Freeway fronts the south side of the site in a southeasterly to northeasterly direction. The freeway maintains an average 3.0% gradient as it climbs 220 feet in passing by the site. The freeway is also perched on a roadbed having embankments from 80 to 120 feet above the Santa Clara River. To accommodate the elevated routing above the floodplain of the Santa Clara River, the freeway cuts across the toes (lower ends) of the spur slopes which form the drainage divides between Tick Canyon (west of the site) and Tapie and Spring Canyons (on-site), and Bee Canyon (east of the site). The result is that a series of abrupt, steep road cuts flank the north side of the freeway. The road cuts form an intermittent barrier that blocks interior site visibility for considerable distances. Gaps between the road-cuts create "visibility windows" through which foreground to middle-distance views of the site are briefly available to motorists traveling at freeway speeds.

A prominent knoll rises 77 feet above the level of the freeway near the southwest corner of the site, which blocks portions of site visibility from both north-bound and south-bound lanes of the freeway. From locations south of the site, a "visibility window" permits narrowed north-bound views which cut diagonally toward the center the site. The visual gap extends south from the knoll for 1,200 feet to the road cut through the

drainage divide between Tapie and Tick Canyons. A second, and longer "visibility window" covering a roadside distance of approximately 1,600 feet lies north of the knoll. The second gap, although having a longer freeway frontage, offers a lesser view of the interior of the site. The interior ridge which forms the drainage divide between Spring Canyon and Tapie Canyons, parallels the freeway and acts to block the visibility of terrain lying north of it (see **Figures 4.8-4, 4.8-5 & 4.8-6**). At 65 mile per hour freeway speeds the 1,200 foot gap would be passed by in less than 13 seconds, and the 1,600 foot gap in less than 17 seconds. Site visibility from the freeway may variably be influenced by the lane location, the direction of travel, and traffic congestion.

North-bound traffic faces toward the mouths of the on-site canyons, allowing narrow views into the site through the "visibility window" south of the knoll at the southeast corner of the site. Views through the second (longer "visibility window") quickly become peripheral to the direction of travel as vehicles pass by it. The interior ridge between Spring and Tapie Canyon also becomes a barrier to visibility of the interior areas of the site. Higher elevation peaks and ridgelines both on- and off-site are visible in the background.

The south-bound lanes pass closest to the subject property and provide the best opportunities for unobstructed foreground views through the two "visibility windows". Such views are limited to only the immediate foreground areas, however, by the view-blocking interior ridge and by road cuts which border the freeway. Potential views of the site from south-bound lanes would also tend to be more peripheral due to the direction of travel, which cuts diagonally across and away from the mouths of the on-site canyons. The existing and proposed viewsheds illustrated in **Figures 4.8-2** through **4.8-7** illustrate the limited views of the site and the existing Stonecrest development along the ridge on the westerly property boundary.

Threshold of Significance

The proposed project would result in a significant visual impact if it:

- Is substantially visible from or will obstruct views along a scenic highway (as shown on Scenic Highway Element), or is located within a scenic corridor;

- Is substantially visible from or will obstruct views from a regional riding or hiking trail;

- Is located in a undeveloped or undisturbed area which contains unique aesthetic features;

- Is out of character in comparison to adjacent uses because of height, bulk or other features.

Project Impacts

The project proposes to develop a 3.2-acre fire station site, a 1.8-acre sheriff sub-station lot, 18.0 acres of passive park land, and 542 single family residential lots on 211.4 acres on an undeveloped site adjacent to existing residential development. Streets would occupy another 34.3 acres of the site. Implementation of the project as proposed would result in the conversion of 268.7-acres of the site from natural open space foothill terrain to residential development, public service lots, and park land. Approximately 279.4-acres of the site would remain as dedicated open-space. The applicant is also proposing a ±9.0-acre elementary school site contiguous to the southwest corner of the site. Potential visual impacts would stem from the loss of undeveloped open space on those portions of the site that would be transformed to urban uses.

Development of the residential lots, streets, and public facility pads would involve grading of 44 percent of the site (approximately 242 acres). The grading required to implement the development would take the form of an ascending sequence of terraced lots. The lowest-elevated lots would be located on compacted fill placed in the lower floor areas of Tapie and Spring Canyons. Currently, these areas have surface levels some 50 feet below that of the nearby freeway. Fill depths of 40 to 50 feet would raise the valley bottoms, creating wider buildable areas. The compacted fill would result in the raising of residential lot pads nearest the SR-14 right-of-way to elevations nearly equal to or slightly higher than those of the freeway.

A portion of the interior ridge separating Tapie and Spring Canyons would be terraced, widened, and heightened near its base with combinations of cut and fill slopes. Lots located on compacted fill at the base of the ridge, nearest the freeway, would begin with pad elevations at 1,806 feet. The lots at the base of the ridge would be situated at an elevation approximately 6 feet higher than the freeway and would step sequentially uphill to the highest lot at an elevation of 2,100 feet.

The freeway ascends in elevation from 1,790 to approximately 1,820 feet where it fronts along the longer of the two site "visibility windows". Residential lots paralleling closest to the freeway along this "visibility

window" range in elevation from 1,802 feet (Lot 524) to 1,856 (Lot 514) along the ridgeline between Tapie and Spring Canyons. The above residences and lots would be closest to the freeway and would block views toward the interior of the proposed development envelope. See **Figures 4.8-4, 4.8-5 & 4.8-6**). The future Fire station, Sheriff sub-station, a school site pads would also be located along the freeway at proposed elevations of 1780', 1760', and ±1800', respectively.

Residential lots would cover 211.4 acres of the site, and of this area, buildable pads would occupy approximately 100 acres. The remaining 111 acres contained within designated residential lot boundaries would be divided between areas remaining either in natural slopes or manufactured slopes with a maximum 2:1 slope ratio. The vertical separation between adjacent pads seldom exceeds 12 feet, and as such would eventually come to be covered and obscured by ornamental landscaping. However, selected cuts on natural slopes and manufactured "slope-steps" between interior tiered-street levels would be considerably higher. Of the taller manufactured slopes, the majority would face toward the interior of the project (easterly and westerly) and would not easily be visible from off-site (in public views from the south). Approximately mid-way up the ridge between Tapie and Spring Canyons a manufactured slope of 80 feet which steps up from lots with elevations near 1,880 feet to ones at 1,960 feet. This slope would face southerly, toward the north-bound freeway lanes and would potentially be briefly visible from locations southwest of the site.

Lots on the interior of Tapie Canyon would be obscured by topography, by houses and landscaping proposed in the foreground and by the prominent east-west trending ridge that extends on-site from the westerly boundary. This ridge will remain unaltered within Lots 18, 29, 30, 42 and 43 (see mitigations). As illustrated in Figures 4.8-3, 4.8-4, and 4.8-5, homes will be highly visible for two brief periods (13 and 17 seconds, respectively) from the freeway. However, as illustrated, those views will be framed by either existing Stonecrest development at higher elevations than the proposed project, or by prominent undisturbed peaks and ridgelines that form the skyline. The existing skyline will be broken only briefly by proposed homes on the central ridgeline between Tapie and Spring Canyons, and those homes will be at elevations approximately 30-40' lower than the homes under construction in the Stonecrest development.

Effects on Public Views from Adjacent Streets and Highways

The Antelope Valley Freeway (SR 14) is a route which carries a "Second Priority Study Route" status under the Santa Clarita Valley Scenic

Highway Plan. This designation places areas visible from along it in a category about which public concerns have been expressed and identified for the protection of visual resources. Secondly, the location of the site adjacent to a heavily traveled freeway also assures that large numbers of people would have opportunities to view the proposed development.

Completion of the project would result in the transformation of 268.7 acres of the 548.1 acre site into a single-family residential urban landscape, leaving approximately 279.4 acres (51 percent of the site) in open space. The open space areas occupy the higher interior and perimeter ridges of the site and are the most visible site terrain elements which are seen from over the greatest distances on adjacent public streets and highways. The proposed on-site open space terrain and other nearby ridgelines frame and enclose the project site in such a way, however, that actual public visibility of the proposed grading envelope is limited. Some of the more conspicuously visible project related features would be oriented toward the interior of the project so that they would not be visible in views from off-site. In addition, the proposed open-space areas would retain a substantial proportion of scenic landscape features, including the higher elevation ridge lines on-site. The backdrop of natural hillsides and ridgelines would preserve the existing rugged skyline that is characteristic of the natural area around the project site.

In ordinary line-of-sight views available to south-bound motorists on the freeway and Soledad Canyon Road, the majority of the proposed development envelope would not be visible due to the topographic relief of the site and adjacent properties. South-bound motorists would have brief views of the proposed sheriff station, fire station and school site, along with the residences proposed immediately along Valley Canyon Road and the on the toe of the main ridgeline between Spring and Tapie Canyons. The existing homes of the Stonecrest development on the ridge above and west of the proposed development would also be visible along the skyline from this vantage. On-site topography would shield the proposed residences in the central and northwest portions of Tapie Canyon from view. The major ridge that runs parallel to the freeway along the property's southeasterly boundary would shield the southbound motorists view of the homes proposed along the middle and upper portions of the ridgeline that separates Spring and Tapie Canyons. In order to see the homes on the main ridgeline from this travel direction, a motorist would have to turn north more than 90° from center at the point just past the prominent knoll that is adjacent to the freeway south of the intersection of "A" Street and Valley Canyon Road.

In ordinary views available to north-bound motorists on the 14 Freeway, approximately half of the development envelope would be briefly visible. Homes proposed along the Spring Canyon ridgeline would represent the area of highest visibility as they will be at eye level or higher for motorists traveling in this direction. The preservation of the ridgeline that extends onsite from the Stonecrest development easterly will serve to shield the views of the proposed homes in the northwest portion of Tapie Canyon. The proposed school site, sheriff station, fire station, and residences in the southerly and central portion of Tapie Canyon will also be briefly visible to the north-bound freeway motorist. The presence of the prominent offsite ridgeline along the Stonecrest development's easterly boundary will shield views of these portions of the site until the motorist is immediately south of the proposed school site. At that point, a window of opportunity for views of the south, central, and easterly portions of Tapie Canyon, including the ridgeline, will be available for approximately one-fifth of a mile, after which, the prominent knoll north of the freeway will shield the view. After the knoll, the proposed sheriff station, fire station, and the first row of homes along the south side of "V" Street would be visible. At that point, the elevations of the homes on the ridge would block the views of the homes proposed in Tapie Canyon. Beyond that point, the major ridge that runs parallel to the freeway along the property's southeasterly boundary would shield the northbound motorists view of the homes proposed along the middle and upper portions of the ridgeline that separates Spring and Tapie Canyons.

Views of the site from Soledad Canyon Road are, and will continue to be limited to the view provided through the Spring Canyon Road underpass due to the topographical height of the freeway. Off-site topography westerly and easterly of the site prohibit views of the site from either of those directions on Soledad Canyon, as well.

The combination of limited visibility (primarily from one direction) and brevity of sight (primarily from freeway travelers) indicates that the lower elevation portions of the project would not be highly visible for more than a few seconds. The homes proposed on the main ridgeline would be most visible to the northbound traveler, and as discussed above, those views would be brief. Overall, development of the project as proposed would involve the transformation of foreground views from rural open space to residential uses. The density and housing style proposed would be in character with the existing adjacent residential development (Stonecrest), which has homes at 30-40-foot higher elevations than proposed for the Spring Canyon project. This, combined with the fact that background views of prominent natural peaks, ridge lines, and open spaces would not

be obscured by the project, helps to reduce the visual impacts of the project. However, since the project proposes homes on a main ridgeline, and those homes would be visible from the freeway, albeit briefly, the visual impacts of the project may remain potentially significant.

Cumulative Impacts

The Antelope Valley Freeway viewshed corridor extends from both sides of the freeway to the successions of ridgelines that form the southern and northern viewshed limits. The north side of the freeway is characterized by urban residential land uses and open space. Industrial land uses are prominent along the south side of the freeway in public views available from the freeway and Soledad Canyon Road.

Foreground views of an existing mobile home park and of sand and gravel operations on the Santa Clara River floodplain are conspicuous from the freeway because of its elevated location overlooking the river valley. Across the river (south of the proposed project site) petroleum extraction and mining and processing operations for sand, gravel, and stone are also conspicuous. Such uses are likely to continue for the foreseeable future as the California State Mining and Geology Board (DMG) has designated large tracts in the vicinity of existing mineral extractive industries as Mineral Resource Zones-2 (MRZ-2).

Curtis Sand & Gravel, a mining operation, is located on the floodplain north of the river closest to the freeway and Soledad Canyon Road making it among the most conspicuous of local industrial activities. P.W. Gillebrand operates sand and gravel mining and processing operations on both the flood plain and steep slopes in a narrow canyon south of the river. The canyon mining operation has reached elevations of 2,400 feet, a height of 700 feet above the Santa Clara Valley floor. A number of companies conduct surface mining operations in Soledad Canyon on the south side of the ridgeline which forms the Antelope Valley Freeway viewshed boundary (the south side of Bee Canyon). At present those mining operations are not visible within the viewshed containing the proposed project site.

The Transit Mixed Concrete Company (TMC) is processing an application to excavate 80 million tons of material containing 56 million tons of aggregate resources from their mineral lease on the south side of the Bee Canyon viewshed boundary (between 1994 and 2014). This application has been denied by the County of Los Angeles' Regional Planning Commission but, is currently in the appeal process. If ultimately approved as proposed, mining on the south side of the of the ridge would result in a

lowering of the southern viewshed boundary ridgeline by 200 feet. TMC also proposes to dispose of eight million cubic yards of fines (waste material) from their mining operation over a 54 acre site on the north-facing slopes that overlook Bee Canyon. If approved as proposed, the disposal of fines, within the local freeway viewshed area which also contains the project site, would take place over a time span of 17 years. These impacts are considered significant in this project's environmental documentation.

A residential development (Specific Plan and County Project Number 93-147) is planned for the floor of Bee Canyon opposite the freeway from the proposed project site. The status is unknown for this project at this time. As planned, the residential project would consist of 550 manufactured homes spread over a 211.3-acre site. Bee Canyon is a visually exposed site that lies adjacent to the freeway at lower elevations. A few road cuts are present at roadside which would intermittently block views of the proposed residential project in Bee Canyon from the freeway, however, in preliminary processing of that project's EIR, the visual impact was found to be significant.

The proposed project, while representing an eastward expansion of the residential/urban boundary in the Santa Clara River Valley, would be in character with the existing and under-construction Stonecrest residential development and would be functionally connected with it via several roads. However, due to the proposal of ridgetop residences, the project is anticipated to have a potentially significant impact upon the quality of visual resources in the general vicinity. Although incrementally less visually intrusive than the surrounding projects described above, when combined with proposed expansion of mineral extractive industries in the vicinity and completion of a residential project proposed for Bee Canyon, the cumulative impact upon visual resources within the Antelope Valley Freeway corridor could be potentially significant.

Mitigation Measures

With the proximity of the proposed project to the freeway, landscaping, architectural design, and structure placement represent the best available means to minimize visual effects associated with the proposed residential uses. As such, the following standard (S) and project-specific (PS) mitigation's shall be implemented to reduce the project's potential for significant individual and cumulative visual impacts:

- (S) Manufactured slopes shall be landscaped with native and/or County-approved non-invasive plants that would most closely match

natural vegetation in stature, color, and texture, as feasible under the Fuel Modification Guidelines.

- (S) Taller shrubs and trees should be planted in naturally appearing patterns near downslope edges of pads to conceal and disguise the geometrical shapes of manufactured slopes.

- (PS) Residential structures of lots located atop the highest manufactured slopes, with freeway-oriented rear yards, (lots 483-486, and lots 507-521) shall be sited with minimum front yard setbacks to maximize setbacks from the backyard edges of pads to lessen potential visibility of structure walls.

- (PS) Lots 18, 29, 30, 42 & 43 shall be deed restricted from any major alteration of the natural topography of the main ridgeline beyond the initial graded pad in order to maintain a natural view of that ridge.

- (PS) Residential structures shall be sited, to the extent feasible, so that the side walls lowest in height and/or which exhibit the least massing effect, are oriented in downhill directions; and that roof slopes mirror as closely as feasible the prevailing slope of the prevailing terrain.

- (S) Natural building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) shall be used on exterior surfaces of all structures, including water tanks, walls, and fences.

- (PS) Understories and retaining walls higher that six (6) feet shall be in tones compatible with the surrounding terrain using textured materials or construction methods which create a textured effect. Native vegetation to screen retaining walls shall be planted, where consistent with fire safety.

- (PS) Project night-lighting for streets, parkways, pedestrian walkways, and other public use areas shall be hooded, directed, and/or of limited heights to minimize night-time light spill-over effects, while meeting public safety concerns.

- (PS) Lighting planned for the proposed park near the Spring Canyon Road freeway underpass shall be limited to low, directed, and/or hooded lighting of parking areas, activity areas, and walkways sufficient for maintaining security of facilities and assurance of public safety. Tall lighting standards designed to permit night-time group use of park facilities, which could result in glare to the freeway shall not be permitted.

Conclusion

Buildout of the proposed project would result in conversion of approximately 50% of the site to an urban use, similar to adjacent new developments. It would also result in an incremental loss of natural open space along a freeway having a Second Priority Study Route designation in the Santa Clarita Scenic Highway Plan. The proposed project's expansion into previously undeveloped terrain has the potential of creating significant adverse visual impacts. However, the natural terrain features that surround and limit visibility of the existing site will remain intact, even with the completion of the proposed project. Those same elevated terrain features would act to limit visibility of most of the proposed development envelope.

In addition, existing natural features such as peaks and ridgelines that surround and frame the site shall remain intact. The homes proposed on the ridgeline between Spring Canyon and Tapie Canyon will be visible, but will be framed in northeasterly views by natural geomorphic features on- and off-site. Westerly views of the homes in Tapie Canyon and on the toe of the main ridgeline will be framed by natural hillsides on-site and the Stonecrest homes along the westerly property boundary's north-south trending ridgeline.

Given the above information and the implementation of the above mitigation measures, the project's potential significant impacts on visual resources would be greatly reduced. However, due to the proposed placement of homes along a prominent ridgeline adjacent to a freeway having a Second Priority Study Route designation in the Santa Clarita Scenic Highway Plan, the visual impacts of the project would remain significant.

4.9 TRAFFIC & ACCESS

Introduction

A traffic study was performed by KHR Associates in order to identify and evaluate the potential project-related traffic impacts to the local roadway system. A copy of the traffic study entitled "*Shadow Pines (V.T.T.M. 48086) Traffic Impact Study*", dated October 4, 1999 is included in Appendix D of this document.

The methodology used in the analysis involved the evaluation of the project-related impacts at six (6) key intersections in the vicinity of the project site. The County of Los Angeles Department of Regional Planning (LACDRP) and the County of Los Angeles Public Works Department (LACDPW), as well as the City of Santa Clarita were consulted regarding the traffic roadway design issues that may be associated with the proposed project. The Intersection Capacity Utilization (ICU) technique was used to determine Volume-to-Capacity (V/C) ratios and associated Levels of Service (LOS) at the six study intersections.

Project Background

The proposed development site consists of approximately 548.1 acres of vacant land located in the northwest portion of unincorporated Los Angeles County, approximately three-quarters of a mile east of the city limits of the City of Santa Clarita. The site is situated immediately north of State Route 14 (SR-14, Antelope Valley Freeway, or 14 Freeway) between Shadow Pines Boulevard and Agua Dulce Canyon Road. Soledad Canyon Road is also located south of the site, parallel to the 14 Freeway.

Regional access to the site from the Greater Los Angeles Basin and the Santa Clarita Valley and Antelope Valley is provided via State Route 14. Local access to the site is provided by Spring Canyon Road and Valley Canyon Road via Soledad Canyon Road[1]. Tract 31973 (known as Stonecrest) lies immediately to the west, and contiguous to, the subject project site. This hillside residential development is currently under construction, with some portions fully improved and occupied. Roadway extensions from the Stonecrest development would provide partial access (2 routes) to the subject project from the west.

[1] This road was recently re-named "Stonecrest Road", but appears as "Spring Canyon Road" on local maps and VTTM 48086. For the purposes of this report, this road will be referred to as Spring Canyon Road.

The project consists of 542 single-family residential lots, three open space lots, one fire station lot, one sheriff sub-station lot, and two park site lots. A 9.0±-acre elementary school site is also proposed contiguous to the project site.

Traffic-Related Issues

Based upon discussions with the County of Los Angeles Department of Public Works and the City of Santa Clarita Traffic Engineer, the following six intersection locations were identified as exhibiting the potential for being significantly impacted by project-generated traffic:

- Soledad Canyon Road at Sand Canyon Road (Signalized)
- Soledad Canyon Road at State Route 14 on-off ramps east of Sand Canyon Road (Signalized)
- Soledad Canyon Road at Shadow Pines Boulevard (Signalized)
- Soledad Canyon Road at State Route 14 westbound on-off ramps (Stop Control at ramp terminal)
- Soledad Canyon Road at State Route 14 eastbound on-off ramps (Stop Control at ramp terminal)
- Soledad Canyon Road at Spring Canyon Road (three legged intersection; Spring Canyon Road Stop Control at Soledad Canyon Road)

The traffic study also included an analysis of the rural, two-lane roadway segment of Soledad Canyon Road between State Route 14 and Spring Canyon Road, and the segment of State Route 14 between Sand Canyon Road and Soledad Canyon Road. Traffic issues pertaining to the proposed elementary school site were also incorporated into the analysis.

Level of Service

The *Level of Service* (LOS) of a roadway segment or an intersection is a defined measure of prevailing traffic, design, and operational conditions. The LOS, denoted alphabetically from "A" to "F," best to worst, is an evaluation of the degree of congestion, roadway design constraints, delay, accident potential, and driver discomfort experienced during a given period of time - typically during the peak hour or on a daily basis. While LOS "A" is the most desirable operational state for a roadway segment or intersection, LOS "C" is considered a benchmark for planning purposes.

In more urbanized areas, LOS "D" is an accepted condition for peak hours of vehicular travel on major streets and highways.

The LOS may be quantitatively calculated by a number of methods that generally compares traffic volumes with the physical and operational capacity of a roadway section or intersection to carry traffic demands placed upon it. For roadway segments, the volume-to-capacity (V/C) ratio is indicative of LOS. **Table 4.9.1** lists typical service volumes, along with corresponding V/C ratios, for various types of urban arterials at LOS ranging from "A" to "F." The LOS for roadway segments are generally used for planning purposes only, and do not necessarily indicates operational LOS during peak hours. **Table 4.9.2** provides similar LOS definitions for intersections.

TABLE 4.9.1

Level of Service & Service Volumes for Urban Arterial Highways

Average Daily Traffic Service Volumes

Level of Service	V/C Ratio	Description	6-Lane Divided	4-Lane Divided	4-Lane Undivided	2-Lane Undivided
A	≤0.60	Free Flow - low volumes; little or no delay throughout the day or during peak hours.	33,780	22,500	15,000	7,500
B	≤0.70	Stable Flow - relatively low volumes; acceptable delays experienced through- out the day; some peak hour congestion.	39,410	26,250	17,500	8,750
C	≤0.80	Stable Flow - but some delays through- out the day and during peak hours. (This level of service is considered the standard for urban designs.)	45,040	30,000	20,000	10,000
D	≤0.90	Approaching Unstable Flow - poor, yet tolerable delays experienced through- out the day. Peak hours may experience significant congestion and delays.	50,670	33,750	22,500	11,250
E	≤1.00	Unstable Flow - heavy congestion and delays experienced throughout the day and during peak hours. Volumes at or near capacity.	56,300	37,500	25,000	12,500
F	>1.00	Forced Flow – both speeds and flow of traffic can drop to zero. Stoppages may occur for long periods with vehicles backing up from one intersection through another. (Referred to as a "gridlock" condition)	*This condition represents system breakdown and does not have a specific relationship to service volumes.*			

SOURCE: Highway Capacity Manual, Special Report 209

TABLE 4.9.2

Level of Service Descriptions

A	Uncongested operations; all vehicles clear in a single signal cycle	0.00 - 0.60
B	Uncongested operations; all vehicles clear in a single signal cycle	0.61 - 0.70
C	Light congestion; occasional backups on critical approaches.	0.71 - 0.80
D	Congestion on critical approaches, but intersection functional. Vehicles required to wait through more than one cycle during short peaks. No long-standing lines formed	0.81 - 0.90
E	Severe congestion with some long-standing lines on critical approaches. Blockage of intersection may occur if traffic signal does not provide for protected turning movements.	0.91 - 1.00
F	Total breakdown with stop-and-go operation.	1.01+

The Intersection Capacity Utilization (ICU) technique is a frequently employed methodology used in the preparation of traffic impact analyses and/or for basic transportation planning purposes, which provides a clear and easily understood basis for comparing development generated impacts at a particular intersection. The ICU technique was used to determine capacity utilization (volume to capacity, or V/C ratio) and associated level of service (LOS) at the six study intersections.

In calculating levels of service on the freeway, the volume (V) for each of the freeway mainline segments was compared to the traffic carrying capacity (C) of those mainline segments of the freeway. For purposes of this study it was assumed that a freeway lane on the mainline freeway can accommodate a maximum of 2,000 vehicles per hour.

With respect to roadway segments, in particular the two-lane rural segment of Soledad Canyon Road between State Route 14 and Spring Canyon Road, the determination of the LOS utilized the two-lane highway techniques of the Highway Capacity Manual, Special Report 209, Transportation Research Board, (1985). The calculation sheets that show the various input parameters used for the two-lane highway conditions analyzed are included in Appendix D of this DEIR.

Trip Generation Rates

Applicable *trip generation* rates for residential developments are typically expressed in trip ends per dwelling unit, and may be found in various authoritative documents, including the Institute of Transportation

Engineers' (ITE) *Trip Generation* manual. The trip generation data typically include average weekday and peak hour rates that correspond with the peak periods of commuter traffic. A wide assortment of land uses, including residential, are included.

The trip generation rates assumed for the proposed development were 9.59 trip ends per dwelling unit per average weekday, 1.01 trip ends per dwelling unit during the A.M. peak hour, and 0.74 trip ends per dwelling unit during the P.M. peak hour. In addition, a trip generation rates assumed for the proposed elementary school were 1.09 trip ends per student per average weekday, and 0.30 trip ends per student during the A.M. peak hour. During the P.M. peak hour of traffic on adjacent roadways, it was assumed that the elementary school generates negligible amounts of traffic. Furthermore, the proposed fire station and sheriff sub-station were assumed to generate negligible amounts of traffic during the A.M. and P.M. peak hours. These trip generation rates are consistent with the assumptions made for other single-family residential projects in the Antelope Valley.

Trip Distribution/Trip Assignment

Travel demand forecasting includes the process of *trip distribution* and *trip assignment*. Trip distribution signifies the general direction of travel by traffic generated to and from a given project site or area. Trip assignment signifies the particular streets and highways used by traffic generated to and from a given project site or area. These steps are often combined for small projects and/or small areas of analysis. Trip distribution/trip assignment is then used to predict the patterns of traffic generated by a given project site or area, taking into consideration several factors, including: observations of existing traffic patterns; surrounding land uses; volumes of traffic on key streets and highways; the traffic carrying capacity of these key streets and highways; and site access restrictions, if any.

Existing Conditions

The relevant existing land uses, development, and transportation-related conditions in the vicinity of the subject project site are described below. This is a summary of the information contained in the traffic impact study. The full report is available in Appendix D of this document.

Land Uses

The Spring Canyon project site is currently vacant and consists of hilly to mountainous terrain. Types of residential dwelling units in the vicinity of the project site include single-family detached homes and mobile home units. The large single-family residential project known as Stonecrest is contiguous to the project site's westerly boundary. Commercial centers in the vicinity of the site are located along the State Route 14 corridor.

Circulation System

Regional access to the proposed project site is provided by the Antelope Valley Freeway, located immediately south of the project site. In the vicinity of the project site, State Route 14 presently consists three eastbound travel lanes, including one high-occupancy-vehicle (HOV) lane; and three westbound travel lanes, including one HOV lane.[2] Based upon the latest Caltrans traffic data, the 14 Freeway carried approximately 79,000 vehicles per day in the vicinity of the site in 1996. A "modified" diamond interchange with Soledad Canyon Road is located about 1/2 to 3/4 miles west of the project site. The interchange is "modified" since the NB off ramp intersects and joins a two-way access road to a mining facility located on the south side of the 14 Freeway west of the off-ramp location.

Soledad Canyon Road is a major east-west roadway, and runs generally parallel to the Freeway in the vicinity of the project site. However, it crosses State Route 14 at its interchange with the Freeway. Soledad Canyon Road is designated a "Secondary Highway" by the County of Los Angeles (64-foot travel-way measured curb to curb in an 80 foot right of way).

East of its interchange with State Route 14, Soledad Canyon Road runs parallel and along the south side of the Freeway. This segment of Soledad Canyon Road is presently best described as a two-lane (one each direction) rural highway. A posted speed of 55 mph is in place, except where horizontal curves in the roadway necessitate speed reductions to 40 mph. This roadway is characterized by rolling type terrain in the area between State Route 14 and Spring Canyon Road.

[2] State Route 14 has a general overall north-south orientation throughout its entire length. However, in this region its orientation is closer to east-west, therefore, this report considers the Palmdale direction to be eastbound and the Los Angeles direction to be westbound.

West of the project site and its interchange with the 14 Freeway, Soledad Canyon Road runs parallel along the north side of State Route 14. This segment of Soledad Canyon Road is fully improved as a four-lane divided roadway with a raised median, separate left turn lanes at intersections, and curbside stopping prohibitions.

Along Soledad Canyon Road, the intersections of Shadow Pines Boulevard, Sand Canyon Road, and the State Route 14 on/off ramps east of Sand Canyon Road are presently signalized. The off ramps for both directions of State Route 14 at Soledad Canyon Road near the project are stop sign controlled at the ramp terminals with Soledad Canyon Road.

Spring Canyon Road is presently a 36-foot north-south poorly-maintained asphalt roadway (as measured between freeway support columns), that intersects Soledad Canyon Road just south of the 14 Freeway. North of State Route 14, Spring Canyon Road connects with Valley Canyon Road, a narrow asphalt roadway that parallels State Route 14 for a limited distance to the east and west. The current traffic volume on this roadway is extremely low, approximately 70 vehicles per day.

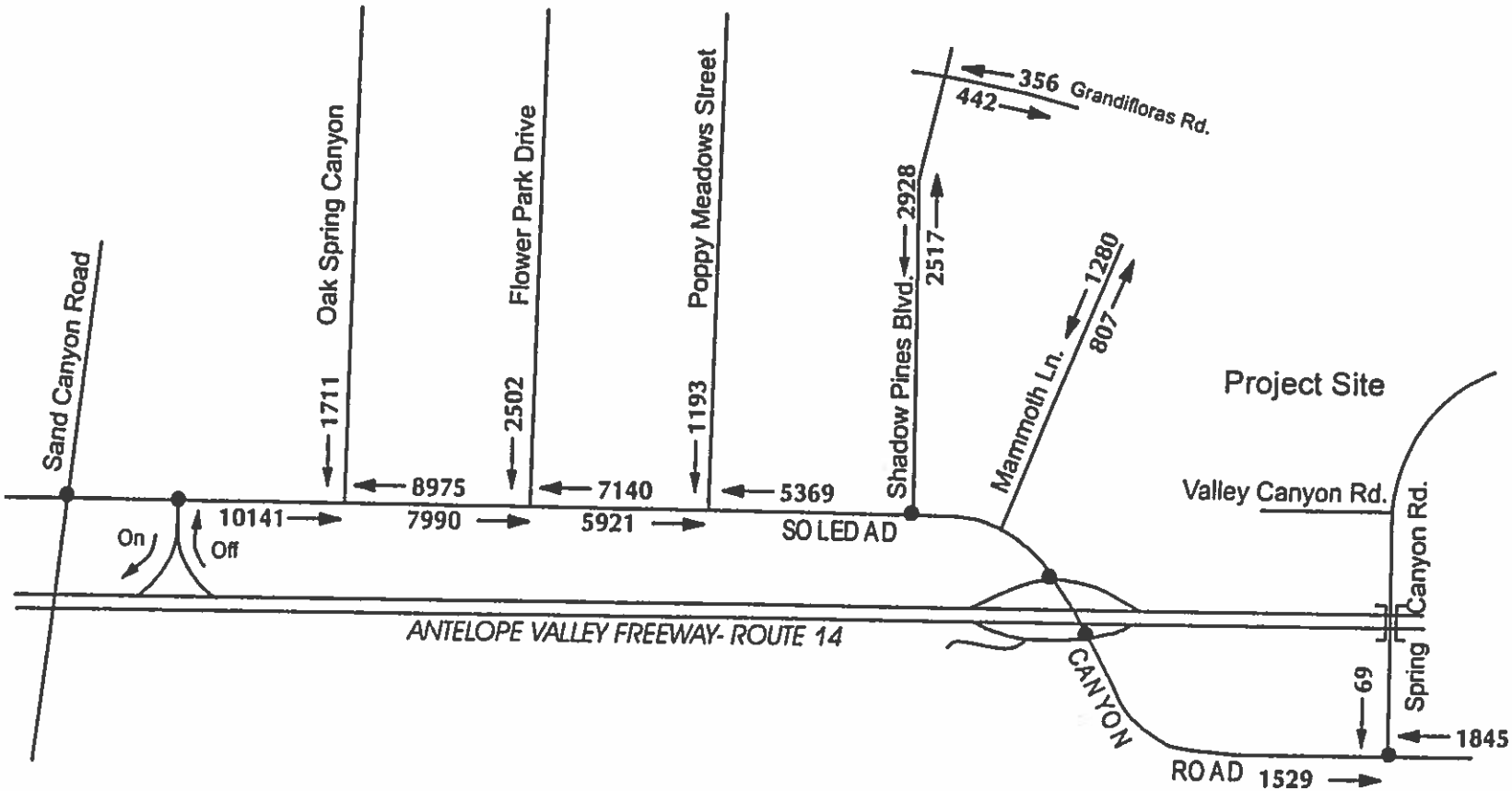
Existing Traffic

Existing traffic in the vicinity of the project site was documented via 24-hour directional traffic counts on roadway segments and A.M. and P.M. peak hour turning movement traffic counts at key intersections. Traffic count data sheets may be found in Appendix D of this report.

Figure 4.9-1 shows the existing 1997 Average Daily Traffic (ADT) volumes, by direction, on selected roadways in the vicinity of the project site. These ADT volumes are based on the 24-hour traffic counts by Counts Unlimited.

Existing Levels of Service

Existing levels of service were calculated for signalized and unsignalized intersections, roadway segments, and freeway locations. As directed by the County Department of Public Works Traffic and Lighting staff, the unsignalized intersections were analyzed assuming they were signalized to provide consistency between the capacity results at intersections analyzed in the study.



EXISTING AVERAGE DAILY TRAFFIC VOLUME

Not to scale

Source: KHR Associates

Figure 4.9-1

Table 4.9.3 summarizes existing levels of service for each of the six study intersections for both the A.M. and P.M. peak hours. The intersections of Sand Canyon Road/Soledad Canyon Road; Soledad Canyon Road/ State Route 14 on/off ramps east of Sand Canyon Road; and Soledad Canyon Road/Shadow Pines Boulevard are within the City of Santa Clarita. The intersections of Soledad Canyon Road/ State Route 14 westbound ramps; Soledad Canyon Road/State Route 14 eastbound ramps; and Soledad Canyon Road/Spring Canyon Road are within the jurisdiction of the County of Los Angeles. The ICU values are equivalent to the volume/capacity ratio for the signalized intersections. As **Table 4.9.3** indicates, four of the intersections operate at the "best" level of service (LOS A) during both A.M. and P.M. peak hours while Sand Canyon Road and Soledad Canyon Road intersection operates at LOS B during both A.M. and P.M. peak hours.

TABLE 4.9.3

SUMMARY OF EXISTING INTERSECTION LEVELS OF SERVICE
V.T.T.M. 48086

	A.M. Peak Hour		*P.M. Peak Hour*	
City of Santa Clarita Intersections	***ICU***	***LOS***	***ICU***	***LOS***
Sand Canyon Road/Soledad Canyon Road	0.61	B	0.68	B
Soledad Canyon Road/SR-14 On/Off Ramps E/o Sand Canyon Road	0.54	A	0.57	A
Soledad Canyon Road/Shadow Pines Boulevard	0.30	A	0.41	A
Los Angeles County Intersections				
Soledad Canyon Road/SR-14 W/B Ramps	0.41	A	0.21	A
Soledad Canyon Road/SR-14 E/B Ramps	0.50	A	0.31	A
Soledad Canyon Road/spring Canyon Road	0.47	A	0.26	A

The Los Angeles County Intersections are currently unsignalized intersections. It is the County's policy to require that these intersections be analyzed as signalized intersections.
ICU = Intersection Capacity Utilization
LOS = Level of Service

Roadway and Freeway Segments' Analysis

These roadway segment analyses utilize a volume to capacity (V/C) ratio for measuring the traffic moving on the segment, not an intersection capacity utilization measurement. The significance criteria is also different for roadway segments versus intersections. For roadway segments, including freeways, there is a significant impact only if the LOS deteriorates from an existing LOS of "A–E" to "F." The results of the

existing two-lane roadway analysis of LOS during A.M. and P.M. peak hours on Soledad Canyon Road between State Route 14 and Spring Canyon Road may be found in Appendix D. The calculations indicate that this segment of Soledad Canyon Road operates at LOS E during the A.M. peak hour and at LOS C during the P.M. peak hour with existing traffic volumes.

The LOS analyses for State Route 14 were conducted utilizing A.M. and P.M. peak hour directional volumes obtained from Caltrans District 7 for mid-1997, in the region south of the Angeles Forest, which, according to Caltrans, were the closest available direct peak hour traffic counts to the Sand Canyon/Soledad Canyon Road section of the State Route 14 near this project. **Table 4.9.4** summarizes the existing levels of service for northbound and southbound State Route 14 freeway conditions. It should be noted that the new HOV lanes are not considered in the **Table 4.9.4** analysis since they did not exist in mid-1997. If included, the added capacity of the HOV lanes is estimated to be one-half that for an unrestricted freeway lane (i.e., 1,000 vehicles per hour per lane).

TABLE 4.9.4

Summary of Existing Freeway Levels of Service

		A.M. Peak Hour			P.M. Peak Hour		
Freeway Segment	***Capacity***	***Volume***	***V/C***	***LOS***	***Volume***	***V/C***	***LOS***
State Route 14 E/B	4,000	1,700	0.42	A	4,100	1.03	F
State Route 14 W/B	4,000	4,100	1.03	F	2,000	0.50	A

V/C = Volume to Capacity Ratio
LOS = Level of Service

Year 2005 Baseline Traffic

The County of Los Angeles and the City of Santa Clarita define "baseline" traffic conditions in different terms. Both agencies consider the baseline year to the estimated year of completion of the proposed project – in this case, 2005. The County of Los Angeles considers the baseline condition in the year 2005 as inclusive of existing-plus-ambient traffic conditions. "Ambient" conditions take into account background increases in traffic as a result of development and maturity of development in the general region of the project site – in this case, the Santa Clarita Valley and Antelope

Valley. The 2005 baseline traffic condition represents a continuation of existing traffic plus an increase in traffic resulting from ambient growth. It does not include anticipated traffic generated by the project or specifically from any other "known" or "related" projects in the vicinity of the proposed project. Under County methods, related-projects are included under the cumulative analysis.

The City of Santa Clarita considers the baseline condition to be the existing-plus-ambient conditions, plus traffic associated with related developments in the vicinity of the project site which are anticipated for completion by 2005. The related projects include projects in the vicinity of the Spring Canyon project site that have been approved for development and will most likely be built by the baseline year. A total of 19 related projects were identified by reviewing the County of Los Angeles Department of Public Works Regional Planning Cumulative Projects List and as provided by the City of Santa Clarita Community Development Department. The general location and identification of these related projects is shown on **Figure 4.9-2**, and the resulting traffic trip generation assumptions for the related projects are summarized in **Table 4.9.5.**

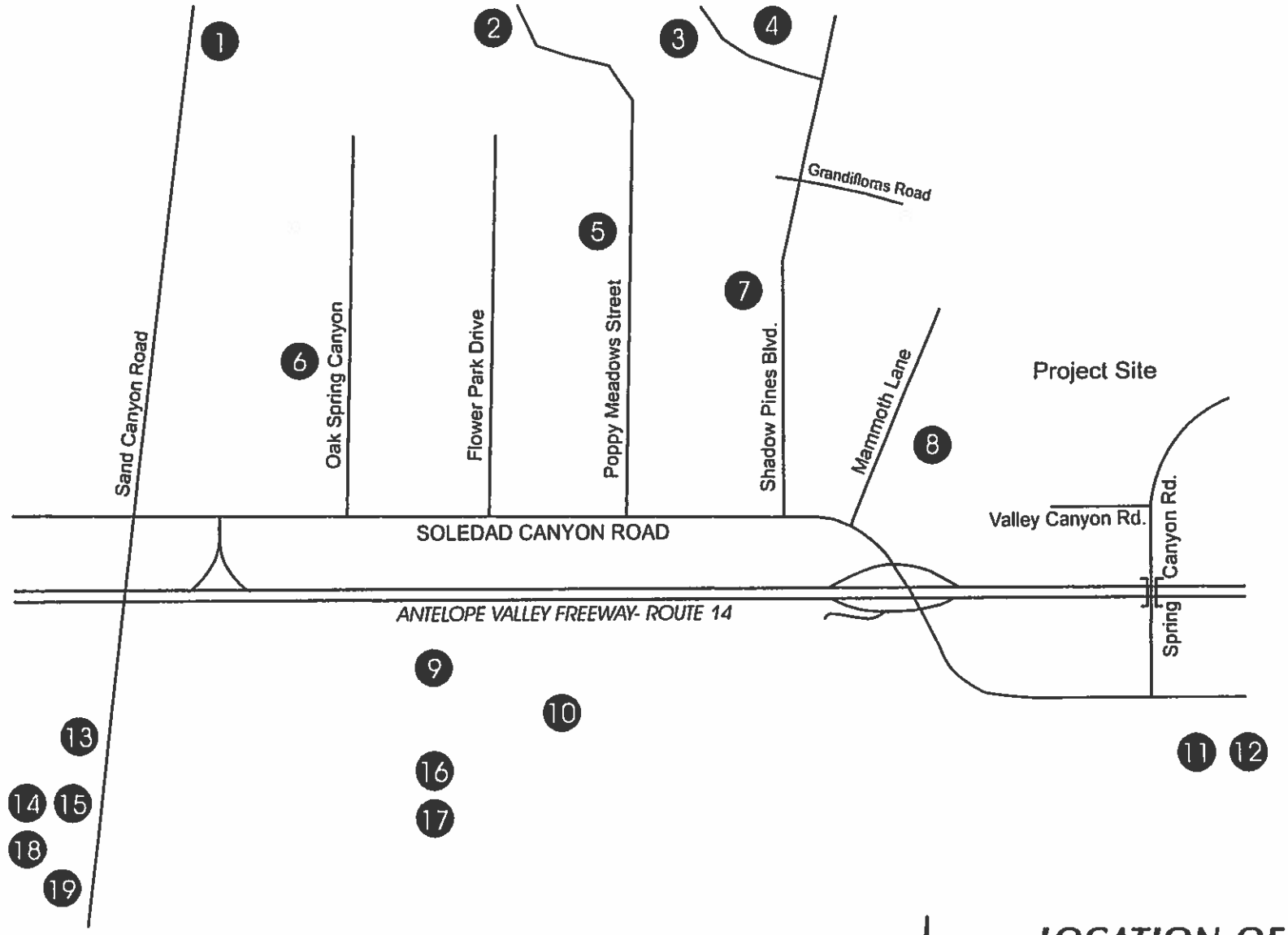
TABLE 4.9.5

Related Projects Trip Generation

Project No./Land Use	No. of Units	A.M. Peak Hour Trips In	A.M. Peak Hour Trips Out	A.M. Peak Hour Trips Total	P.M. Peak Hour Trips In	P.M. Peak Hour Trips Out	P.M. Peak Hour Trips Total
1. PM21643/S.F. Residential	4	1	2	3	3	1	4
2. VTTM49621/S.F. Residential	383	73	221	294	253	134	387
3. TR50262/S.F. Residential	22	4	12	16	15	8	23
4. TR43147/S.F. Residential	26	5	14	19	17	9	26
5. PM21477/S.F. Residential	3	1	2	3	2	1	3
6. TTM49426/S.F. Residential	26	5	14	19	17	9	26
7. TTM51857/S.F. Residential	37	7	20	27	24	13	37
8. TR39943/S.F. Residential	634	76	221	297	265	140	405
9. TR50514/S.F. Residential	15	3	8	11	10	5	15
10. TR37038/S.F. Residential	45	9	25	34	30	16	46
11. CP94129/Manufactured Homes	650	52	208	260	228	137	365
12. CP94129/Mining	-	30	31	61	13	14	27
13. PM24247/S.F. Residential	2	-	1	1	1	1	2
14. PM22667/S.F. Residential	2	-	1	1	1	1	2
15. TR50173/S.F. Residential	14	3	8	11	9	5	14
16. TTM34466/S.F. Residential	299	57	164	221	197	105	302
17. TTM47803/S.F. Residential	140	27	77	104	92	49	141
18. TR50499/S.F. Residential	6	1	3	4	4	2	6
19. TTM49334/S.F. Residential	32	6	18	24	21	11	32

Source - Trips Per Unit from Trip Generation Manual, 6th Edition, Institute of Transportation Engineers.

Per the directives of the County of Los Angeles Department of Public Works, ambient traffic conditions in for the year 2005 were determined by applying an ambient growth rate of 2% per year to existing intersection peak hour traffic volumes. A vehicular growth rate of 1% per year was applied to the existing peak hour freeway volumes in the vicinity of the subject project, based on historical trends in traffic growth for the area and existing capacity limitations on State Route 14.



LOCATION OF RELATED PROJECTS

Not to Scale

Source: KHR Associates

VESTING TENTATIVE TRACT MAP NO. 48086

Figure 4.9-2

For the baseline analysis of intersections under the County of Los Angeles' methodology, the projected existing-plus-ambient traffic volumes were used. For the baseline analysis of intersections under the City of Santa Clarita's methodology, the projected existing-plus-ambient-*plus-related projects* traffic volumes were used. Under both methodologies (i.e., County and City), the roadway network was assumed to be as it exists today (i.e., no new roadways or improvements to existing roadways or intersections, with the exception of the HOV lanes on State Route 14).

The results of the ICU-based LOS analyses for the 2005 existing-plus-ambient traffic conditions are depicted in **Table 4.9.6**. Five of the six study intersections are anticipated to operate at LOS B or better under the existing-plus-ambient year 2005 traffic condition. The intersection of Sand Canyon Road and Soledad Canyon Road is projected to operate at LOS B and C during the A.M. and P.M. peak hours, respectively. Therefore, based on the County's criteria, all of the six study intersections are projected to operate at an acceptable LOS in the year 2005 prior to the addition of the project's traffic or the related-projects' traffic volumes.

TABLE - 4.9.6

Summary of Year 2005 Baseline Intersection LOS
For Existing-Plus-Ambient Conditions (L.A. County Method)
V.T.T.M. 48086

	A.M. Peak Hour		*P.M. Peak Hour*	
City of Santa Clarita Intersections	**ICU**	**LOS**	**ICU**	**LOS**
Soledad Canyon Road/Sand Canyon Road	0.70	B	0.78	C
Soledad Canyon Road/SR-14 On/off Ramps E/o Sand Canyon Road	0.61	B	0.65	B
Soledad Canyon Road/Shadow Pines Boulevard	0.34	A	0.46	A
Los Angeles County Intersections				
Soledad Canyon Road/SR-14 W/B Ramps	0.46	A	0.23	A
Soledad Canyon Road/SR-14 E/B Ramps	0.57	A	0.34	A
Soledad Canyon Road/Spring Canyon Road	0.53	A	0.29	A

ICU = Intersection Capacity Utilization
LOS = Level of Service

The results of the ICU-based LOS analyses for year 2005 existing-plus-ambient-*plus-related projects* traffic conditions are noted in **Table 4.9.7** for City of Santa Clarita intersections only. Exhibits that illustrate the

traffic volumes and turning counts that support **Table 4.9.6 & 4.9.7** are included in Appendix D of this document.

TABLE 4.9.7

Summary of Year 2005 Baseline Intersection LOS For Existing-Plus-Ambient-Plus Related Projects Conditions (Santa Clarita Method)
V.T.T.M. 48086

	A.M. Peak Hour		*P.M. Peak Hour*	
City of Santa Clarita Intersections	**ICU**	**LOS**	**ICU**	**LOS**
Soledad Canyon Road/Sand Canyon Road	0.77	C	0.90	E
Soledad Canyon Road/SR-14 On/off Ramps E/o Sand Canyon Road	0.78	C	0.84	D
Soledad Canyon Road/Shadow Pines Boulevard	0.42	A	0.50	A

ICU = Intersection Capacity Utilization
LOS = Level of Service

As **Table 4.9.7** shows, with the addition of the related projects, the intersections at Soledad Canyon Road/Sand Canyon Road and Soledad Canyon Road/State Route 14 on/off ramps, east of the Sand Canyon Road, are both anticipated to operate at LOS C in the AM peak hour and LOS E and D, respectively, in the PM peak hour for the baseline year 2005. The Soledad Canyon Road and Shadow Pines Boulevard intersection is anticipated to operate at LOS A during both the A.M. and P.M. peak hours.

Freeway LOS analyses for the existing-plus-ambient traffic (L.A. County method) and for the existing-plus-ambient-plus-*related projects* traffic conditions (City's method) in the year 2005 were performed for the 14 Freeway in the Sand Canyon/Soledad Canyon Road region. It was assumed under both scenarios that the HOV lanes exist on State Route 14, and that 20% of the total peak hour volumes will utilize the HOV lanes in the year 2005. The results of these freeway analyses are summarized in **Table 4.9.8** and **Table 4.9.9** for the existing-plus-ambient traffic and for the existing-plus-ambient-plus-related projects traffic conditions, respectively.

TABLE 4.9.8

Summary of Year 2005 Freeway Levels of Service
For Existing-Plus-Ambient Conditions

		A.M. Peak Hour			P.M. Peak Hour		
Freeway Segment	**Capacity**	**Volume**	**V/C**	**LOS**	**Volume**	**V/C**	**LOS**
Mixed Flow SR-14 E/B	4,000	1,473	0.37	A	3,552	0.89	D
Mixed Flow SR-14 W/B	4,000	3,552	0.89	D	1,733	0.43	A
HOV SR-14 E/B	2,000	386	0.18	A	888	0.44	A
HOV SR-14 W/B	2,000	888	0.44	A	433	0.22	A

HOV = High Occupancy Vehicle (Lane)
V/C = Volume to Capacity Ratio

TABLE 4.9.9

Summary of Year 2005 Freeway Levels of Service
For Existing-Plus-Ambient-Plus Related Projects Conditions

		A.M. Peak Hour			P.M. Peak Hour		
Freeway Segment	**Capacity**	**Volume**	**V/C**	**LOS**	**Volume**	**V/C**	**LOS**
Mixed Flow SR-14 E/B	4,000	1,556	0.39	A	3,708	0.95	E
Mixed Flow SR-14 W/B	4,000	3,896	0.97	E	1,915	0.48	A
HOV SR-14 E/B	2,000	389	0.19	A	951	0.48	A
HOV SR-14 W/B	2,000	974	0.49	A	479	0.24	A

HOV = High Occupancy Vehicle (Lane)
V/C = Volume to Capacity Ratio
LOS = Level of Service

As noted in **Tables 4.9.8** and **4.9.9**, the LOS on State Route 14 in both directions will improve with the implementation of the HOV lanes. However, with the addition of the related-projects traffic volumes, the LOS for the mixed flow lanes will deteriorate from D to E for the eastbound P.M. peak hour and the westbound A.M. peak hour of traffic

Soledad Canyon Road between State Route 14 & Spring Canyon Road

Roadway LOS analyses for the year 2005 existing-plus-ambient and existing-plus-ambient-plus-related projects traffic conditions on Soledad Canyon Road between State Route 14 and Spring Canyon Road were conducted using the same two-lane Highway Capacity Manual techniques as were used in the analysis of existing conditions. The year 2005

existing-plus-ambient and existing-plus-ambient-plus-related projects traffic volumes will create LOS E conditions during the A.M. peak hour and LOS C conditions during the P.M. peak hour. This indicates a continuing degradation of operating conditions on Soledad Canyon Road due to ambient traffic growth. The supporting documentation and results of these analyses may be found in Appendix D.

Traffic Signal Warrants

Of the six intersections analyzed for capacity impacts, the following three locations are currently unsignalized:

1. Soledad Canyon Road and State Route 14 Westbound Ramps
2. Soledad Canyon Road and State Route 14 Eastbound Ramps
3. Soledad Canyon Road and Spring Canyon Road

Since the Spring Canyon project proposes the installation of a traffic signal, along with limited roadway widening, at the intersection of Soledad Canyon Road and Spring Canyon Road, only the two freeway ramp locations with Soledad Canyon Road in the County area were reviewed for traffic signal warrants.

In addition, at the request of the City of Santa Clarita, the following intersections have been analyzed for their potential need for traffic signalization (the City did not request capacity analysis be conducted at these locations):

4. Soledad Canyon Road and Oak Spring Canyon Road
5. Soledad Canyon Road and Flower Park Drive
6. Soledad Canyon Road and Poppy Meadows Street

The existing conditions traffic signal warrant analysis was conducted utilizing the existing peak hour traffic volumes for intersection locations 1 through 3, above, and from 24-hour approach traffic counts that were conducted at each of three intersections (location numbers 4 through 6) in the City of Santa Clarita. Traffic count data for location numbers 4-6 above may be found in Appendix D. In accordance with County of Los Angeles Department of Public Works direction, the Caltrans "Peak Hour Volume Warrant (Rural Areas)" was utilized to assess all of the above intersections. The results of the traffic signal warrant analyses are summarized below.

Peak Hour

County Locations	**Warrant**
1. Soledad Canyon Road / SR 14 Westbound Ramps	*Not Satisfied*
2. Soledad Canyon Road / SR 14 Eastbound Ramps	*Not Satisfied*

Peak Hour

City Locations	**Warrant**
3. Soledad Canyon Road / Oak Spring Road	*Satisfied*
4. Soledad Canyon Road / Flower Park Drive	*Satisfied*
5. Soledad Canyon Road / Poppy Meadow Street	*Not Satisfied*

This preliminary analyses indicates that County intersection location numbers 1 and 2, above, do not satisfy the peak hour traffic signal warrant for existing conditions. However, the analysis indicates that two of the three City of Santa Clarita intersections satisfy peak hour traffic signal warrant for existing conditions without any additional traffic (i.e., ambient growth or project traffic). Peak Hour Traffic Signal warrant sheets are included in Appendix D.

The signal warrant analysis for existing-plus-ambient traffic conditions was conducted in a similar manner to that for the existing conditions analysis. The results of the signal warrant analyses are summarized below. These results indicate traffic signal peak hour warrants are satisfied for all of the study intersections analyzed for existing-plus-ambient traffic conditions without any project traffic considered in the potential need for traffic signalization.

Peak Hour

County Locations	**Warrant**
1. Soledad Canyon Road / SR 14 W/B ramps	*Satisfied*
2. Soledad Canyon Road / SR 14 E/B ramps	*Satisfied*

Peak Hour

City Locations	**Warrant**
3. Soledad Canyon Road / Oak Spring Road	*Satisfied*
4. Soledad Canyon Road / Flower Park Drive	*Satisfied*
5. Soledad Canyon Road / Poppy Meadow Street	*Satisfied*

The traffic signal warrants were satisfied for Soledad Canyon Road at both the westbound and eastbound State Route 14 ramps for the existing-plus-ambient condition (pre-project). Therefore, in accordance with County requirements, the project is responsible for paying a pro-rata share contribution of the cost for traffic signals at those locations. The County has indicated that these signals are not part of the Bridge and Major Thoroughfare (B&T) Construction Fee District, therefore the project is not eligible for a credit against fees paid to the B&T District by the project.

With regard to intersections in the City of Santa Clarita, the traffic signal warrants were satisfied for all three intersections studied for the existing-plus-ambient (pre-project) condition. Therefore, the project will be responsible only for a fair share contribution at these locations. This issue will be discussed further in the mitigation section.

Potential Project-related Traffic Impacts

In order to determine the magnitude and impact of additional traffic generated onto streets surrounding the project site, a travel demand forecast of future traffic conditions was undertaken for the Spring Canyon project. The procedure entailed: 1) a determination of future trip ends generated by the proposed project using appropriate trip generation rates; 2) a trip distribution of these trip ends based on regional and site-specific factors; and 3) the assignment of these trip ends on specific routes.

Significance Criteria

According to the County of Los Angeles' Traffic/Access Guidelines, a significant project-related transportation impact at a given intersection is determined based on an increase in the V/C ratio of 0.01 or greater due to project-related traffic with a final V/C ratio of 0.85 or greater. This criteria does not apply to highway/freeway segments.

According to the City of Santa Clarita's criteria, a significant project-related transportation impact is determined based on the following:

Final V/C	LOS	Project-Related Increase in V/C
0.000-0.800	A, B, C	equal to or greater than 0.040
0.801-0.900	D	equal to or greater than 0.020
>0.900	E, F	equal to or greater than 0.010

Trip Generation

The proposed residential project consists of 542 single-family dwelling units. In addition, the project includes two public service lots, one for a

future fire station and one for a future sheriff sub-station. The proposed elementary school site, contiguous to the boundaries of the subject project, has been assumed to house a school that will accommodate a projected enrollment of 600 students, with a maximum capacity of 750 students. By applying the appropriate trip generation rates to these unit counts, an estimate can be made of the amount of new traffic that will be brought to the area and the impact that will result. Trip generation estimates for the proposed residential project, public services, and the elementary school are provided in **Table 4.9.10** for average weekday, and A.M. and P.M. peak hours. As shown, the proposed residential project, future public services, and the elementary school are estimated to generate 5,198, 40, and 818 daily trip ends, respectively, for a total of 6,056 daily trip ends. Since elementary schools generally end prior to the P.M. peak hour of traffic, the amount of traffic generated during that period of the day (i.e., 4:00 to 6:00 P.M.) is negligible.

TABLE 4.9.10

Project Trip Generation
V.T.T.M. 48086

		A.M. Peak Hour Trips			P.M. Peak Hour Trips			Daily
Land Use	*Units*	*In*	*Out*	*Total*	*In*	*Out*	*Total*	*Trips*
Single-Family Residential	542[1]	105	299	404	358	193	551	5,198
Fire & Sheriff Sub-stations	-	-	-	-	-	-	-	40
Elementary School	750[2]	135	90	225	-	-	-	818
All Uses		240	398	629	358	193	551	6,056

Notes:
1 = Dwelling Units
2 = Maximum No. of Students
- = Negligible
Source - Trips Per Unit from Trip Generation Manual, 6th Edition, Institute of Transportation Engineers.

Trip Distribution/Trip Assignment

Trip distribution assumptions were based on information supplied by the County of Los Angeles Department of Public Works. The distribution of project-generated trips onto the roadway network was accomplished using distribution percentages. Seventy percent of project traffic is oriented toward State Route 14, of which 55 percent is oriented west toward Interstate 5 and 15 percent is oriented east toward Palmdale/ Lancaster. Twenty-five percent of project traffic is oriented along Soledad Canyon Road toward Sand Canyon Road west of the project and 5 percent is oriented along Soledad Canyon Road east of the project. Trip assignments

were based on knowledge of the local street system and the location of traffic generators in the surrounding area.

Primary access (72%) is expected to occur via Spring Canyon Road to Soledad Canyon Road, while secondary access (28%) is expected to occur via Sequoia Road, through the Stonecrest tract, and Mammoth Lane to Soledad Canyon Road. The Spring Canyon Road access occurs through an existing undercrossing beneath the State Route 14 freeway that will be improved. Exhibits that illustrate the project-generated ADT (Average Daily Traffic) distributed to the key roadway network in the area are available in Appendix D.

Year 2005 (Baseline) Plus Project-Generated Traffic

The addition of project-generated traffic to the 2005 baseline traffic conditions helps to delineate potential traffic impacts associated with the proposed development. Two approaches are used in this analysis in order to comply with requirements of the County of Los Angeles Department of Public Works and the City of Santa Clarita. The County requires that project impacts be assessed by comparing levels of service and volume-to-capacity ratios of the baseline plus-project traffic condition with those under the baseline condition alone (without related projects). The City of Santa Clarita assesses project impacts by comparing traffic conditions under the baseline plus-project scenario with those of the baseline condition that includes related projects.

In consideration of the above differences in analyses, the County approach to assessing traffic impacts is applicable to the intersections of Soledad Canyon Road and SR-14 Westbound Ramps; Soledad Canyon Road and SR-14 Eastbound Ramps; and Soledad Canyon Road and Spring Canyon Road. The City approach to assessing traffic impacts is applicable to the intersections of Soledad Canyon Road and Sand Canyon Road; Soledad Canyon Road and SR-14 westbound ramp Drive; and Soledad Canyon Road and Shadow Pines Boulevard.

Year 2005 Plus Peak Hour Project-Generated Traffic

Upon completion of the Spring Canyon project, peak hour traffic conditions can be assessed for the year 2005 plus-ambient plus project scenario, and for the year 2005 plus-ambient plus related-projects plus project scenario, for County and City intersections, respectively. The year 2005 plus-ambient plus project traffic conditions are summarized in **Table 4.9.11**. The year 2005 plus-ambient plus related-projects plus project traffic conditions are summarized in **Table 4.9.12**. Exhibits that illustrate

the A.M. and P.M. peak hour traffic volumes summarized in those tables may be found in Appendix D.

2005 Plus Project Levels of Service Analysis

Traffic conditions in year 2005 after the proposed project is constructed are measured by the prevailing levels of service (LOS). Two LOS approaches are used in this analysis in order to comply with the separate requirements of the County of Los Angeles Department of Public Works and the City of Santa Clarita. The County requires that a project's impacts be assessed by comparing LOS and V/C ratios of the existing-plus-ambient-plus-project traffic condition with those under the existing-plus-ambient traffic condition (year 2005 baseline condition). The City of Santa Clarita assesses project impacts by comparing traffic conditions under the existing-plus-ambient-plus-related projects plus the proposed project scenario with those of the existing-plus-ambient plus related projects scenario (year 2005 baseline condition). The City's approach is also equivalent to the County's "cumulative conditions" scenario.

Intersection Levels of Service

The LOS approach required by the City is applicable to the intersections of Soledad Canyon Road/Sand Canyon Road; Soledad Canyon Road/SR-14 on/off ramps east of Sand Canyon Road; and Soledad Canyon Road/Shadow Pines Boulevard. The LOS approach required by the County is applicable to the intersections of Soledad Canyon Road/SR-14 westbound ramps; Soledad Canyon Road/SR-14 eastbound ramps; and Soledad Canyon Road/Spring Canyon Road. For analysis purposes, the County intersections were assumed to be signalized by the year 2005. Additionally, the existing lane configurations, plus the widening of Soledad Canyon Road at Spring Canyon Road to include an eastbound left-turn-lane and a westbound right-turn lane, are assumed to be in place in the year 2005.

TABLE 4.9.11

Year 2005 Intersection Levels of Service For Existing + Ambient + Project Conditions*
V.T.T.M. 48086

	A.M. Peak Hour		P.M. Peak Hour	
Los Angeles County Intersections	**ICU**	**LOS**	**ICU**	**LOS**
Soledad Canyon Road/SR-14 W/B Ramps	0.54	A	0.31	A
Soledad Canyon Road/SR-14 E/B Ramps	0.71	C	0.50	A
Soledad Canyon Road/Spring Canyon Road	0.42	A	0.37	A

* Excludes Related Projects

TABLE 4.9.12

Summary of Year 2005 Intersection Levels of Service For Existing + Ambient + Related Projects + Project Conditions
V.T.T.M. 48086

	A.M. Peak Hour				P.M. Peak Hour			
	w/o Project		w/Project		w/o Project		w/Project	
City of Santa Clarita Intersections	**ICU**	**LOS**	**ICU**	**LOS**	**ICU**	**LOS**	**ICU**	**LOS**
Soledad Canyon Rd/Sand Canyon Rd	0.77	C	0.78	C	0.90	E	0.92	E*
Soledad Canyon Rd/SR-14 On/off Ramps E/o Sand Canyon Rd	0.78	C	0.78	C	0.84	D	0.86	D*
Soledad Canyon Rd/Shadow Pines Blvd	0.42	A	0.44	A	0.50	A	0.52	A
Los Angeles County Intersections								
Soledad Canyon Rd/SR-14 W/B Ramps	0.548	A	0.68	B	0.31	A	0.45	A
Soledad Canyon Rd/SR-14 E/B Ramps	0.71	A	0.92	E	0.50	A	0.71	C
Soledad Canyon Rd/Spring Canyon Rd	0.71	D	0.86	D	0.37	A	0.53	B

w/ = with
w/o = with out
* Significant increase per City of Santa Clarita criteria.

As indicated in the above table, the addition of project-related traffic will have a significant impact on the intersection of Soledad Canyon Road and Sand Canyon Road, and the Soledad Canyon Road on/off ramps east of Sand Canyon Road.

Soledad Canyon Road – Roadway Segment LOS

The roadway segment LOS analyses for traffic conditions on Soledad Canyon Road between State Route 14 and Spring Canyon Road were conducted using the same two-lane Highway Capacity Manual techniques as was used in the analysis of year 2005 plus-ambient traffic conditions. The results of these LOS analyses may be found in Appendix D.

It is projected that the year 2005 plus-ambient-plus-project traffic volumes will operate at LOS E conditions during the A.M. peak hour and at LOS D conditions during the P.M. peak hour. The calculations indicate that a significant traffic impact will occur on Soledad Canyon Road, since the project results in more than a one percent increase in passenger cars per hour during the peak hour. A continuing degradation of operating conditions on Soledad Canyon Road due to the combination of existing-plus-ambient plus project traffic conditions will occur by the year 2005.

Under the year 2005 plus-ambient-plus-related projects-plus-project-generated traffic condition, projected traffic volumes are anticipated to create LOS E conditions during both the A.M. peak hour and the P.M. peak hour. The calculations indicate a significant cumulative impact occurs on Soledad Canyon Road under this scenario.

Freeway Segment Levels of Service

Freeway segment LOS analyses for the year 2005 plus-ambient-plus-project-generated traffic condition were conducted on State Route 14 in the Sand Canyon Road/Soledad Canyon Road region using the year 2005 plus-ambient plus project-generated traffic volumes. Similarly, the freeway segment LOS analyses in the same location for the year 2005 plus-ambient-plus-related projects plus project-generated traffic condition were conducted using year 2005 plus-ambient plus related projects, plus project traffic volumes. Exhibits illustrating those traffic volumes are located in Appendix D of this DEIR.

For both scenarios, it was assumed that an HOV lane in each direction, plus two through lanes each direction, are in operation, and that 20 percent of the total peak hour volumes will utilize the HOV lanes. The results of these freeway analyses are summarized in **Tables 4.9.13** and **4.9.14** for the year 2005 plus-ambient-plus-project-generated traffic condition and the year 2005 plus-ambient-plus-related projects plus project-generated traffic condition, respectively. A significant CMP-related impact would occur if the project resulted in an individual or cumulative impact that caused a degradation of the LOS from anywhere in the "A–E" range to an "F" condition.

TABLE 4.9.13

Summary of Year 2005 Freeway Levels of Service For Existing-Plus-Ambient-Plus Project Conditions
V.T.T.M. 48086

			A.M. Peak Hour		P.M. Peak Hour		
Freeway Segment	Capacity	Volume	V/C	LOS	Volume	V/C	LOS
Mixed Flow SR-14 E/B	4,000	1,520	0.38	A	3,708	0.93	E
Mixed Flow SR-14 W/B	4,000	3,684	0.92	E	1,816	0.45	A
HOV SR-14 E/B	2,000	380	0.19	A	927	0.46	A
HOV SR-14 W/B	2,000	921	0.46	A	454	0.23	A

HOV = High Occupancy Vehicle (Lane)
V/C = Volume to Capacity Ratio
LOS = Level of Service

TABLE 4.9.14

Summary of Year 2005 Freeway Levels of Service For Existing-Plus-Ambient-Plus Related Projects Plus Project Conditions
V.T.T.M. 48086

			A.M. Peak Hour		P.M. Peak Hour		
Freeway Segment	Capacity	Volume	V/C	LOS	Volume	V/C	LOS
Mixed Flow SR-14 E/B	4,000	1,602	0.40	A	3,708	0.93	E
Mixed Flow SR-14 W/B	4,000	3,908	0.98	E	2,000	0.50	A
HOV SR-14 E/B	2,000	401	0.20	A	991	0.50	A
HOV SR-14 W/B	2,000	977	0.49	A	500	0.25	A

HOV = High Occupancy Vehicle (Lane)
V/C = Volume to Capacity Ratio
LOS = Level of Service

With respect to project-generated impacts, *no* significant CMP-related impacts will occur at the subject freeway mainline location under either the year 2005 plus-ambient-plus-project-generated traffic condition or the year 2005 plus-ambient-plus-related projects plus project-generated traffic condition because LOS F will *not* result during either the weekday A.M. or P.M. peak hours. The Freeway LOS will remain at "E" during both peak traffic periods. Therefore, no mitigation measures are required or recommended.

Site Access & Circulation

The preliminary site plan for the subject project was reviewed for adequate access and internal circulation patterns. The site plan illustrates a balanced circulation system with access to the project site from the west taken through streets provided in Tentative Tract 31973, access from the south taken via Valley Canyon Road and Spring Canyon Road. Due to the mountainous terrain, future development immediately to the north and east is unlikely, and no roadway extensions are planned. Interior streets are designed to distribute traffic evenly and keep speeds to a minimum. Cul-de-sacs, street knuckles, and T-intersections are dispersed throughout the development to create a circuitous, yet subdued roadway system.

The Spring Canyon Road access is provided via an existing 36-foot wide undercrossing beneath the State Route 14 freeway. (A plan-view of the proposed roadway design for Spring Canyon Road between Soledad Canyon Road and Valley Canyon Road is available in Appendix D.) This two-lane roadway segment should be able to accommodate the anticipated average daily traffic of 3,770 project vehicles at an acceptable level of service - particularly since the project proposes to install a new traffic signal at the intersection of Spring Canyon Road and Soledad Canyon Road. This signalization project would also include widening at the intersection to provide a separate left turn lane for the eastbound approach, a separate right turn lane for the westbound approach, and separate right turn and left turn lanes for the southbound approach to the intersection.

At the Spring Canyon Road/Valley Canyon Road intersection, a separate left turn lane is provided for the northbound approach. Crosswalks are provided on the south and west legs of the intersection. The intersection will be stop sign controlled for the eastbound Valley Canyon Road approach leg, with appropriate advance warning signs on all approach legs.

The LOS calculations in **Table 4.9.11** indicate that LOS C and LOS A are anticipated during the A.M. and P.M. peak hour, respectively, for the year 2005 plus-ambient-plus-project-generated traffic condition at the Soledad Canyon Road/Spring Canyon Road intersection. The LOS worsens to D and B for the year 2005 plus-ambient-plus-related projects plus project-generated traffic condition (or cumulative condition). However, LOS D is the *minimum* acceptable level of service to the County of Los Angeles Department of Public Works. Thus, no additional improvements should be necessary.

Individual-Project & Cumulative Impacts

In the County of Los Angeles, "project impacts" are those specifically associated with the proposed development, without consideration of cumulative traffic (i.e., related projects). "Cumulative conditions" refer to the existing plus ambient plus project plus related projects traffic condition. In the City of Santa Clarita, project impacts *include* cumulative traffic, while "cumulative," by itself refers to the existing plus ambient plus related projects traffic condition. The following impacts pertain to specific assumptions and conditions under either the County or the City methodology of analyzing traffic impacts.

Buildout Analysis

For a general plan amendment, which this project requires, a buildout analysis testing the adequacy of the General Plan Circulation Plan to accommodate the expected traffic increase is normally required. However, as discussed with Mr. Barry S. Whitler of the Transportation Planning Section of the County of Los Angeles Department of Public Works (who would review the results of the analysis), a buildout analysis is not required due to the relatively small increase in traffic generated by this project above what was anticipated in the General Plan, and what is already accounted for in the General Plan Circulation Element. (See memo from County Planning in Appendix section.)

Individual-Project Impacts in Los Angeles County

No significant project impacts are anticipated for the three intersections within the County (i.e., Soledad Canyon Road and State Route 14 Westbound Ramps; Soledad Canyon Road and State Route 14 Eastbound Ramps; and Soledad Canyon Road and Spring Canyon Road).

A significant project impact is anticipated for the two-lane roadway segment of Soledad Canyon Road between Spring Canyon Road and State Route 14 (LOS E during the A.M. peak hour).

The potential for signalization of both the Soledad Canyon Road and State Route 14 eastbound and westbound ramps has been identified, even though the LOS for both locations is anticipated to remain within the acceptable range during the A.M. and P.M. peak hours.

Cumulative Impacts in Los Angeles County

A significant cumulative impact may occur at the intersection of Soledad Canyon Road and the State Route 14 eastbound on/off ramps (i.e., projected LOS E during the A.M. peak hour).

A significant cumulative impact may occur to the two-lane roadway section of Soledad Canyon Road between Spring Canyon Road and the State Route 14 freeway (i.e., projected LOS E during both the A.M. and P.M. peak hours).

Individual Project Impacts in the City of Santa Clarita

A significant project impact may occur at the intersection of Soledad Canyon Road and the State Route 14 westbound on/off ramps east of Sand Canyon Road (i.e., a projected LOS E during the P.M. peak hour).

A significant project impact may occur at the intersection of Soledad Canyon Road and Sand Canyon Road (i.e., projected LOS E during the A.M. peak hour, and LOS F during the P.M. peak hour).

The potential for signalization of the intersections of Soledad Canyon Road/Oak Springs Road, and Soledad Canyon Road/Flower Park Drive has been identified for existing conditions (i.e., without project).

The potential for signalization of the intersection of Soledad Canyon Road/Poppy Meadow Street has been identified for existing plus year 2005 ambient conditions (year 2005 without project).

Cumulative Impacts in the City of Santa Clarita

The cumulative impact at the intersection of Soledad Canyon Road and Sand Canyon Road will exacerbated by the project (i.e., LOS C during the A.M. peak hour, LOS E during the P.M. peak hour).

Transit Trips

Based on the vehicle trip generation provided in **Table 4.9.10**, Project Trip Generation, and assuming a vehicle occupancy rate of 1.4 persons per vehicle, a total of 8,478 person trips per day will be generated, including 881 person trips during the A.M. peak hour, and 771 person trips during the P.M. peak hour.

Since the proposed project site is within one mile of fixed route transit services, but not with ¼ mile of either a Congestion Management Program (CMP) transit center or a CMP transit corridor, transit trips are estimated

at 3.5% of the total person trips. This translates into 297 transit trips per day, including 31 and 19 trips during the A.M. and P.M. peak hours, respectively.

Transit Services

In the vicinity of the project site, Santa Clarita Transit (SCT) provides public bus transit services. Currently, SCT routes 5 and 6 run along Sierra Highway and Soledad Canyon Road, respectively. Route 5 provides direct service between Sierra Highway/Vasquez Canyon and Newhall. Route 6 provides direct service between Shadow Pines Boulevard, Downtown Newhall and Stevenson Ranch. These routes also connect with other bus routes at Citrus Street Transit Center, and with commuter trains at the Jan Heidt Metrolink Station in Newhall and the Santa Clarita Metrolink Station on Soledad Canyon Road. Major destinations served by these routes include: Soledad Canyon Road, Sierra Hwy, (Route 5); Soledad Entertainment Center; Mountasia; Santa Clarita Metrolink; Valencia Town Center; the Henry Mayo Hospital; McBean Parkway; Downtown Newhall; Newhall Metrolink Station; Valencia Market Place; and Stevenson Ranch. Currently, bus schedules are available through the City of Santa Clarita's web site. in addition, a dial-a-ride program is available, however, service is limited to seniors and disabled persons before 6:00 P.M. and the general public after 6:00 P.M.

Transit Facilities

A new bus bay turnout will be provided along Valley Canyon Road as part of the proposed project. Due to the hilly and highly contoured terrain on which the project site lies, it is not anticipated that transit service will be extended onto interior streets within the project site. However, school buses will provide transportation within project area.

Increases in Transit Ridership

The proposed project will generate additional transit ridership. A total of 297 transit trips per day is not considered significant by itself (nor are the 31 and 19 transit trips during the A.M. and P.M. peak hours, respectively). However, along with other projects in the area, the cumulative impact on transit service may be significant and the amount and frequency of bus service may have to be increased as the area builds out.

MITIGATION MEASURES

Table 4.9.15 summarizes the mitigated levels of service that can be achieved by implementing the mitigation measures, where called for. The mitigation measures discussed below have been identified to reduce the

previously identified project and cumulative impacts to a less than significant level (i.e., LOS D or better), where possible.

TABLE 4.9.15

Summary of Mitigated Levels of Service
For Project & Cumulative Impacts
V.T.T.M. 48086

	Mitigated A.M. Peak Hour		Mitigated P.M. Peak Hour	
Project Impacts	**ICU**	**LOS**	**ICU**	**LOS**
Soledad Canyon Road/Sand Canyon Road (City)	0.68	B	0.80	C
Soledad Canyon Road/SR-14 On/off Ramps E/o Sand Canyon Road (City)	0.60	A	0.78	C
Cumulative Impacts				
Soledad Canyon Road/Sand Canyon Road (City)	0.66	B	0.78	C
Soledad Canyon Road/SR-14 E/B Ramps (County)	0.58	A	0.61	B

ICU = Mitigated Intersection Capacity Utilization
LOS = Mitigated Level of Service

Mitigation Measures for Project Impacts-County of Los Angeles

1. Soledad Canyon Road and State Route 14 Westbound Ramps

The mitigation measure for this location is the installation of a traffic signal. The project should be given a credit against fees paid to the "District" within which this signal has previously been identified.

2. Soledad Canyon Road and State Route 14 Eastbound Ramps

The mitigation measure for this location is the installation of a traffic signal. The project should be given a credit against fees paid to the "District" within which this signal has previously been identified.

3. Soledad Canyon Road and Spring Canyon Road

To facilitate project access and enhance safety at this location, the project proposes to install a new traffic signal and widen the intersection to provide an eastbound left turn lane and through lane and a westbound right turn lane and through lane. The extent of widening will provide for sight distance along Soledad Canyon Road for a 60 mph design speed.

Mitigation Measures for Cumulative Impacts - County of Los Angeles

1. Soledad Canyon Road and State Route 14 Eastbound On-Off Ramps

The mitigation measure for this location is the restriping within the existing intersection to provide two northbound through lanes in lieu of the single northbound through lane that currently exists. These two lanes shall be carried north of the intersection under the freeway bridge to join two northbound lanes which currently exist. This project shall pay a fair share of the costs of this intersection improvement.

2. Soledad Canyon Road (State Route 14 to Spring Canyon Road)

The mitigation measure for this roadway is to improve the facility to a three-lane roadway section (two lanes westbound, and one lane eastbound) between State Route 14 and Spring Canyon Road. As was documented in earlier sections of this report the need to widen Soledad Canyon Road is necessary to mitigate *existing* LOS E conditions during the A.M. peak hour. High construction costs to widen Soledad Canyon Road would be anticipated because of the steepness of the topography on the south side of Soledad Canyon Road. A more practical three-lane section (two lanes eastbound and one lane westbound) is proposed as mitigation along Soledad Canyon Road. A review of the directional nature of the anticipated future traffic volumes during the high volume A.M. peak traffic hour supports this 3-lane versus 4-lane proposal.

Mitigation Measures for Project Impacts - City of Santa Clarita

1. Soledad Canyon Road and Sand Canyon Road

The mitigation for this location is identical to the cumulative mitigation measure for this location described above.

2. Soledad Canyon Road and State Route 14 Westbound On-Off Ramps East of Sand Canyon Road

The mitigation measure for this location is the installation of dual westbound left turn lanes and protected left turn phasing to replace the current single lane westbound unprotected left turn. This measure shall require removal of the existing bike lane on the north side within the intersection area and re-striping within the north barrel of the divided roadway to provide the additional westbound left turn lane while retaining two westbound through lanes.

Mitigation Measures for Cumulative Impacts-City of Santa Clarita

1. Soledad Canyon Road and Sand Canyon Road

The mitigation measure for this location is the installation of dual northbound left turn lanes in place of the existing single northbound left

turn lane. This modification shall involve re-striping within the existing roadway on both the north and south legs of the intersection. This project shall pay a fair share of the costs of this intersection improvement.

Mitigation Measure for Cumulative Transit Impacts

A transit bus stop will be provided on Valley Canyon Road to the satisfaction of Los Angeles County Department of Public Works and the local transit provider, as necessary.

CONCLUSIONS

With the implementation of the above mitigation measures, traffic impacts at all intersections and roadway segments analyzed in this study within both the County of Los Angeles and the City of Santa Clarita will be reduced to levels that are less than significant.

The mixed-flow traffic lanes of State Route 14 will remain at LOS E during the A.M. peak hour in the westbound direction, and at LOS E during the P.M. peak hour in the eastbound direction. Since the proposed project will not, individually or cumulatively, cause the degradation of LOS E to LOS F, the unmitigated impact is considered to be less than significant.

4.10 SEWAGE DISPOSAL

Existing Conditions

The project site is located outside of the jurisdictional boundaries of the Los Angeles County Sanitation District (LACSD). The closest existing LACSD trunk sewer to the project site is the Soledad Canyon Trunk Sewer, Section 5, located in Soledad Canyon at Lost Canyon Road. This 18-inch diameter trunk sewer has a peak capacity of 5.7 million gallons per day (mgd) and conveyed a peak flow of 1.9 mgd when last measured in 1996[1].

The local eight (8) inch and 12-inch diameter sewer lines are owned and maintained by the County of Los Angeles Department of Public Works' Consolidated Sewer Maintenance Division (CSMD). They convey wastewater via a gravity system from residences in the project vicinity to the Soledad Canyon Trunk Sewer. The local sewers eventually discharge into a 12-inch Newhall County Water District trunk sewer which lies within the floodplain of the Santa Clara River. According to NCWD staff, the lines are undersized for the existing demand and are in need of maintenance.[2]

In response, a Joint Construction Agreement has been reached between developers in the area to improve the local sewer system. The proposed local sewer construction within the proposed tract boundary will be maintained by the CSMD. However, all new trunk sewer construction, including the pump station at or near the intersection of Soledad Canyon Road and Shadow Pines Boulevard, replacing the existing trunk sewer, shall be owned and maintained by the NCWD. In addition, new sewer lines have been laid beneath Soledad Canyon Road to facilitate the removal of the existing lines from the Santa Clara River floodplain. Those lines include: a 12-inch sewer force main that transitions into a 15-inch gravity sewer line, which extends to approximately Flowerpark Drive. From there, an 18-inch gravity sewer line will transport wastewater to the existing lines in the vicinity of Oak Springs Canyon Road. Once the new pump station is complete, the new lines will be connected and the existing local sewer lines in the floodplain of the river will be abandoned.

Once the wastewater is conveyed by local NCWD lines to the LACSD's Soledad Canyon Trunk sewer line, it is conveyed to a local wastewater

[1] County Sanitation District letter, 3/3/99: confirmed via 12/21/99 letter.

[2] J. Maupin/NCWD, interview w/S. Hunter/LDC, 3/11/99.

treatment facility. The LACSD provides wastewater treatment in the Santa Clarita Valley at two water reclamation plants (WRPs), the Saugus WRP and the Valencia WRP. Each of these facilities has been interconnected to form a regional treatment system known as the Santa Clarita Valley Joint Sewerage System (SCVJSS). The SCVJSS has a permitted treatment capacity of 19.1 mgd and currently treats an average flow of 15.8 mgd[3] A two-phase expansion of these facilities has been approved that will ultimately result in a treatment capacity of 34.1 mgd[4]. The first phase of the expansion will be on-line by 2002 and will increase the existing capacity by 9.0 mgd. It is expected to meet the forecasted demand through 2010. The second phase will consist of an additional 6.0 mgd expansion that will increase the total treatment capacity to 34.1 mgd. This second phase is anticipated to be on-line in 2010 and is expected to meet the demand until 2015.

The design capacity of the SCVJSS is based on population forecasts adopted in the Southern California Association of Governments' (SCAG) 1994 Regional Comprehensive Plan and Guide (RCPG). All expansions of LACSD facilities must be sized and service phased in a manner, which will be consistent with the Growth Management Element of the RCPG. Available capacities of the Districts' facilities are therefore limited to levels associated with approved growth identified in the RCPG.

The LACSD is empowered by the California Health and Safety Code to charge a fee for new projects connecting to the Districts' Sewerage System. This connection fee is required to construct an incremental expansion of the Sewerage System and would mitigate a project's impact upon the present system. Payment of the connection fee is required prior to issuance of a permit to connect to the Districts' trunk sewer.

Thresholds of Significance

A significant sewage impact would occur if;

- the proposed project generates a quantity of wastewater that would cause or contribute to an exceedance of the current or projected capacity of existing or proposed wastewater treatment plants, or;
- the existing sewer lines could not accommodate the proposed project's anticipated wastewater volumes.

[3] Ibid.

[4] Ibid.

Project Impacts

Implementation of the proposed project would require annexation of the project into the Department of Public Works' Consolidated Sewer Maintenance District and L.A. County Sanitation District No. 26. The County Sanitation Districts use a generation factor of 260 gallons per day per single family residence. As shown in **Table 4.10.1**, the 542 single family units proposed would generate approximately 140,920 gallons per day (gpd) or 0.14 mgd of sewage that would be conveyed via the new local sewer lines to the Soledad Canyon Trunk Sewer and eventually to the SCVJSS. The addition of 0.14 mgd to the current peak flow of 1.9 mgd would result in a total flow of 2.04 mgd. This would not result in an exceedance of the trunk sewer line's 5.7 mgd peak capacity. As indicated in the table, the proposed project would not significantly impact the existing or future sewage treatment capacity of the SCVJSS.

TABLE 4.10.1

PROJECT-GENERATED SEWAGE DEMAND

V.T.T.M. 48086 (Million Gallons Per Day)

			+	=	Existing Conditions		Year 2002*		Year 2010*	
Land Use	Factor (g/d)*	Project Demand	Ex.* Demand	Total Demand	* Capacity	Remaining Capacity	Capacity	Remaining Capacity	Capacity	Remaining Capacity
542 SF DU's	260	0.14	15.8	15.94	19.10	3.16	28.10	12.16	34.1	18.16

* County Santiation Districts letter, 3/3/99.

Provided that the applicant adequately conveys project wastewater from the site to the Soledad Canyon Trunk Sewer and pays the required LACSD sewer connection fees, no significant sewage impacts would be generated.

Cumulative Impacts

According to the County's Urban Services Analysis (DMS) information (7/27/99), buildout of the currently pending, approved and recorded projects within Sanitation Districts No. 26 & 32 would result in the generation of 9.52 mgd of sewage. **Table 4.10.2** summarizes the anticipated impacts of the cumulative projects along with the proposed project. Combined with the proposed project, cumulative sewage generation would be approximately 9.66 mgd. Existing sewage generation

(demand) is approximately 15.04 mgd. Existing plus cumulative sewage generation would result in a total sewage generation of 24.71 mgd.

As previously indicated, improvements to the local NCWD sewer system are currently in progress as a result of the Joint Construction Agreement between area developers. Those improvements will increase the capacity of the local sewer system for existing, under-construction, and future development in the Pinetree area. In addition, the improvements will facilitate the removal of the existing sewer lines from the river floodplain from Shadow Pines Boulevard to approximately Oak Springs Canyon Road.

Planned improvements of SCVJSS facilities would result in a year 2002 future capacity of 28.10 mgd and a year 2010 future capacity of 34.1 mgd. As indicated in the table, the anticipated cumulative, plus proposed project generated sewage demand would not result in a significant negative impact to the existing or future sewage capacities at the SCVJSS facilities. Therefore, cumulative sewage impacts are considered less than significant.

TABLE 4.10.2

CUMULATIVE SEWAGE DEMAND
(Millions of Gallons Per Day)

		Existing Demand	Cumulative Demand***	Existing Conditions (1999)		Future Conditions (2002)		Future Conditions (2010)	
Land Use	** Demand	(1999)	(2005)	Capacity	Surplus/ Deficit	Capacity	Surplus/ Deficit	Capacity	Surplus/ Deficit
Proposed Project - 542 DU	0.14								
Cumulative Pending, Approved & Recorded Projects	9.52								
Total:	9.66	15.04	24.71	19.1	-5.61	28.1	+3.39	34.10	+9.39

* Urban Services Analysis, County of Los Angeles 7/27/99. See Appendix H.
** Demand is calculated using 260 gallons/day per DU divided by 1 million to convert demand to million gallons per day.
*** Assumes worst-case; all Pending, Approved & Recorded projects will be built out by 2005, the project's planned build-out year.

Mitigation Measures

The following standard (S) and project-specific (PS) mitigation measures shall insure that the proposed project's individual and cumulative impacts are less than significant to the Los Angeles County Department of Public

works and Newhall County Water District local sewer system, and the County Sanitation District's SCVJSS:

- (S) The applicant shall pay the appropriate sewage annexation and connection fees to the County of Los Angeles Department of Public Works and/or the County of Los Angeles Sanitation District prior to sewerage service commencement.

- (PS) The applicant is currently participating in the Joint Construction Agreement and will contribute a fair-share of the funding required (approximately $1 million) to build the Soledad Canyon Road/Shadow Pines Boulevard sewer pump station and new sewer lines along Soledad Canyon Road.

- (S) Connection fees shall be paid, as necessary, to the Newhall County Water District for impacts to the local sewer lines that are owned and operated by that agency.

Conclusion

The project is currently outside the jurisdictional boundaries of the County Sanitation Districts. Implementation of the project would require annexation to District No. 26. Implementation of the project would also add wastewater to the local, NCWD-maintained sewer lines for conveyance to the County Sanitation Districts' trunk line. While the proposed project would increase demands on the existing local sewer lines and SCVJSS wastewater treatment facilities by approximately 0.14 mgd, sewage generation would not exceed treatment capacity for either project or cumulative conditions.

In addition, the project applicant is participating in the Joint Construction Agreement that is currently improving the NCWD's local sewer service in the Pinetree area by building a new pump station, installing new larger capacity lines, and facilitating the abandonment of existing sewer lines in the Santa Clara River floodplain. With timely implementation of the above-referenced mitigation measures, the project-related impacts would be less than significant.

4.11 EDUCATION

Existing Conditions

The proposed project site lies within the boundaries of the Sulphur Springs School District (SSSD or "District"), which serves kindergarten through sixth grades, and the William S. Hart Union High School District (WHUSD or "District"), which serves the seventh through twelfth grades. Existing conditions at each of these school districts are discussed below.

Sulphur Springs School District

There are three elementary schools within the SSSD, all of which are currently operating near or beyond maximum student capacity for which the facility was designed. The three schools are Pinetree School, Sulphur Springs School, and Mitchell School. According to County Urban Services Analysis (USA) information dated 7/27/99, and SSSD staff, the District has 125 permanent classrooms. Enrollment district-wide as of 10/22/99 was 5080 students. In addition to the permanent classrooms, Sulphur Springs School District is operating approximately 78 portable classrooms to handle the over-enrollment. Therefore, under existing conditions the District is operating far beyond permanent design capacity with the use of all 125 permanent and 78 portable classrooms.

According to the District, Pinetree School, located approximately one mile east of the project site at 21956 Lotus Garden Avenue, is closest to the project site. Pinetree School has a permanent capacity for 887[1] students. Enrollment for the 1999/2000 school year was 983 students.[2] Sulphur Springs School is located approximately 5 miles away at 16628 Lost Canyon Road in Canyon Country. It currently supports an enrollment of 861 students for the 99/00-school year, 141 students over its permanent 720-student capacity. Mitchell School, located at 16821 Lost Canyon Road in Canyon Country, has a permanent capacity for 660 students. Present enrollment is at 803 students. Classroom sizes range from 25 students per class for K - 3rd grades, and up to 30 students per class for grades 4th – 6th. An average of 25 students per classroom is used in this analysis and by the County's USA program.

[1] SSSD Business Services, communication w/LDC 2/22/99.
[2] SSSD Business Services, communication w/LDC 10/22/99. Included enrollment for Pine Tree, Mitchell, and Sulphur Springs Schools.

The apparent shortage in permanent classroom space, along with the state's Class Size Reduction Program, leaves the District with concerns regarding the ability to accommodate future students as a result of the proposed project and other future projects.

William Hart Union School District

WHUSD would serve the project site through its La Mesa Junior High School (JHS) and Canyon High School (HS) sites. La Mesa JHS has a permanent facility capacity for 1,026 students; however, the school also utilizes twelve (12) "build-in-place permanent" classrooms. These 12 additional "classrooms" are considered as part of the permanent school capacity. They increase the school's capacity by 384 to 1,410[3].

Enrollment for 98/99 was 1,275[4] students. The school was operating at 135 students below its' available permanent capacity. While not currently over-enrolled, the District is also using nine (9) portable, temporary classrooms at La Mesa Jr. High.

Canyon HS has a permanent capacity of 1,604 students. The 1998/99 enrollment for Canyon HS was 2,287 students[5]. Enrollment was above the available capacity by approximately 683 students. The District has been using relocatable classrooms to house the over-enrollment.

The District expects to add another high school and a new junior high school within about five years (i.e., by 2004). Funding for new school facilities is provided through state-mandated developer fees that are divided among Sulphur Springs School District and William S. Hart Union High School District.

Threshold of Significance

The proposed project would result in a significant project-related or cumulative impact if the number of students (grades K-12) generated exceeds the remaining student capacity at the schools that would serve the project site; and if no mitigation is enforced.

Project Impacts

Implementation of the Spring Canyon project would include 542 single-family residential lots, one future fire station lot, one future sheriff sub-

[3] Figure estimated based on information provided by Lorna Baril, Business Office of WHUSD.
[4] Based on latest figures available (from 2/99) per L. Baril, WHUSD, Comm. W/LDC 10/22/99.
[5] Ibid.

station lot, two park sites, and approximately 279.4 acres of open space. The project applicant is also proposing to provide a 9.0± -acre graded pad immediately adjacent to the site (westerly) for the use of the Sulphur Springs School District for an elementary school (see **Figure 4.11-1**). The school site is being offered through an agreement that the project applicant has with the adjacent property owner. Using student generation rates provided by the Sulphur Springs School District and the William S. Hart Union High School District, it is estimated that the proposed project will generate 216 elementary school students, 54 junior high students, and 102 high school students.

As shown in **Table 4.11.1** the estimated number of students generated by the proposed project would add to current enrollment. At the elementary school level, the number of students generated by the proposed project plus the existing student enrollment at Mitchell, Pinetree, and Sulphur Springs would result in a total of 2,863 students. At La Mesa HS, the project-related number of students plus the existing student enrollment will create a total of 1,329 students. At Canyon HS, the addition of project-related students will result in a total of 2,389 students.

The project-generated increase in students would create a significant impact at the elementary and high school levels. With project-related students, enrollment at the junior high school level would remain below the maximum permanent capacity, therefore, impacts are expected to be less than significant at the junior high school level.

TABLE 4.11.1

PROJECT-RELATED STUDENT GENERATION

SULPHUR SPRINGS & HART SCHOOL DISTRICTS

District	DU	Gen. Factor	Project Students	Current Enroll. *	Total Demand	Permanent Capacity*	Surplus or Deficit in Space	Significant Impact?
Sulphur Springs	542	0.398	216	2,647	2,863	2,267	-597	Yes
W. Hart Jr. High	542	.100	54	1,275	1,329	1,410	+81	No
W. Hart Sr. High	542	.188	102	2,287	2,389	1,604	-785	Yes

* Source: SSSD & WHUSD Personal Communication w/LDC, 10/22/99. Enrollment & capacity figures given are for the three elementary schools closest to site (Mitchell, PineTree & Sulphur Springs) and La Mesa JH and Canyon HS; not District-wide.

Cumulative Impacts

In addition to the proposed Spring Canyon project, cumulative projects[6] will generate additional elementary and high school students who will attend schools within both the Sulphur Springs School District and William S. Hart Union High School District. Cumulative education impact is based on classroom supply and demand. As shown in **Table 4.11.2**, existing permanent classroom supply in Sulphur Springs School District is 125 rooms. William S. Hart Union School District junior high facilities have a permanent classroom supply of 198 rooms. William S. Hart Union School District high school facilities have a permanent classroom supply of 203 rooms. Portable classrooms are being used at all facilities District-wide (both Districts) to handle the existing over-enrollment. **Table 4.11.2** summarizes the number of portable classrooms available at each district.

Under future conditions, assumed to be the year 2005 when the Spring Canyon project is estimated to be complete, the total cumulative classroom demand (existing + proposed project + cumulative projects) is 264 for Sulphur Springs School District, 198 for William S. Hart Union junior high facilities, and 392 for William S. Hart District high school facilities. While there are no plans to expand the permanent size of the existing schools, portable facilities will be used until new schools can be constructed to handle the over-enrollment. Given the existing over-enrollment situation District-wide (both Districts), the Spring Canyon project's cumulative impact is considered significant.

TABLE 4.11.2

CUMULATIVE PROJECTS DEMAND (CLASSROOMS*)

V.T.T.M. 48086

District	Exist. Demand*	Rec'd, Pend. & App'd Proj. Demand	Project Demand	Total Demand	Exist. Perm. Rooms	Exist. Portables	Future Rooms	Total Rooms	Surplus / Deficit
Sulphur Springs	187	68	9	264	125	78**	12	215	-49
Hart Jr. High	137	59	2	198	108	42	0	150	-48
Hart Sr. High	261	128	3	392	203	69	0	272	-120

* Per County Urban Services Analysis information 7/27/99. See Appendix H. Numbers rounded up to next whole number.
** Per SSSD, 10/22/99

[6] County of Los Angeles DMS - Urban Services Analysis, dated 7/27/99, Appendix H.

Mitigation Measures

The following mitigation measures are required to reduce significant impacts to the Sulphur Springs School District and the William S. Hart Union High School District that would result from the number of students generated by the proposed project:

- (S) The applicant shall pay the Senate Bill (SB) 50 school impact fees[7] (currently $1.93 per habitable square foot for single-family dwelling unit) to the William S. Hart Union High School District for impacts to the Junior and Senior high schools. The total amount of the school impact fees shall be determined at the time of payment, prior to the issuance of building permits.

- (PS) The applicant shall provide a 9.0±-acre, graded elementary school site immediately adjacent to the project site[8]; or shall pay sufficient school impact fees (through SB50) to the Sulphur Springs School District; whichever is agreed to by the District.

Conclusion

Buildout of the proposed project would generate additional students who would attend Sulphur Springs and William S. Hart High Union School District schools. Provided the mitigation measures listed above are fully implemented, significant impacts related to the Sulphur Springs and William S. Hart Union High School Districts would be reduced to a less than significant level.

[7] Under SB50, the school districts can require higher fees if they demonstrate, using the state's criteria, a need for additional fees. If the WHUSD and/or SSSD satisfy the SB50 criteria for additional fees, the actual school mitigation fees could be considerably higher. For more information, a copy of the "Guide to the School Facilities Act of 1998, SB50 (Greene)" is included in Appendix M.

[8] The project applicant and the adjacent property owner have a mutual agreement that this portion of the adjacent property shall be offered as a school site, and that the project applicant shall grade it.

4.12 SHERIFF PROTECTION

Existing Conditions

The Los Angeles County Sheriff's Department provides law enforcement and protection services to the project area. The project site is located within the jurisdiction of the Santa Clarita Valley Sheriff's Station, which is located approximately 22 miles west of the project site at 23740 Magic Mountain Parkway. The response time to the project site from this station for non-emergencies is 30 -35 minutes. Response times for priority calls are 10 - 12 minutes, and emergency calls result in response times of 6 - 8 minutes[1]. Response times are approximations only, and ultimately depend on both the deployments of area radio cars and traffic conditions.

The Sheriff's Department's desired deputy per capita ratio is one deputy per 1,000 population. The Santa Clarita Valley Station currently supports a staff of 171 officers who serve an area of approximately 656 square miles and a population of over 170,000[2]. Based on this information, the existing deputy per capita ratio for the Santa Clarita Valley Station is at the desired ratio of one (1) deputy per 1,000 population. The Sheriff's Department is funded through County tax revenues, which are used to hire additional staff and upgrade facilities commensurate with local population growth.

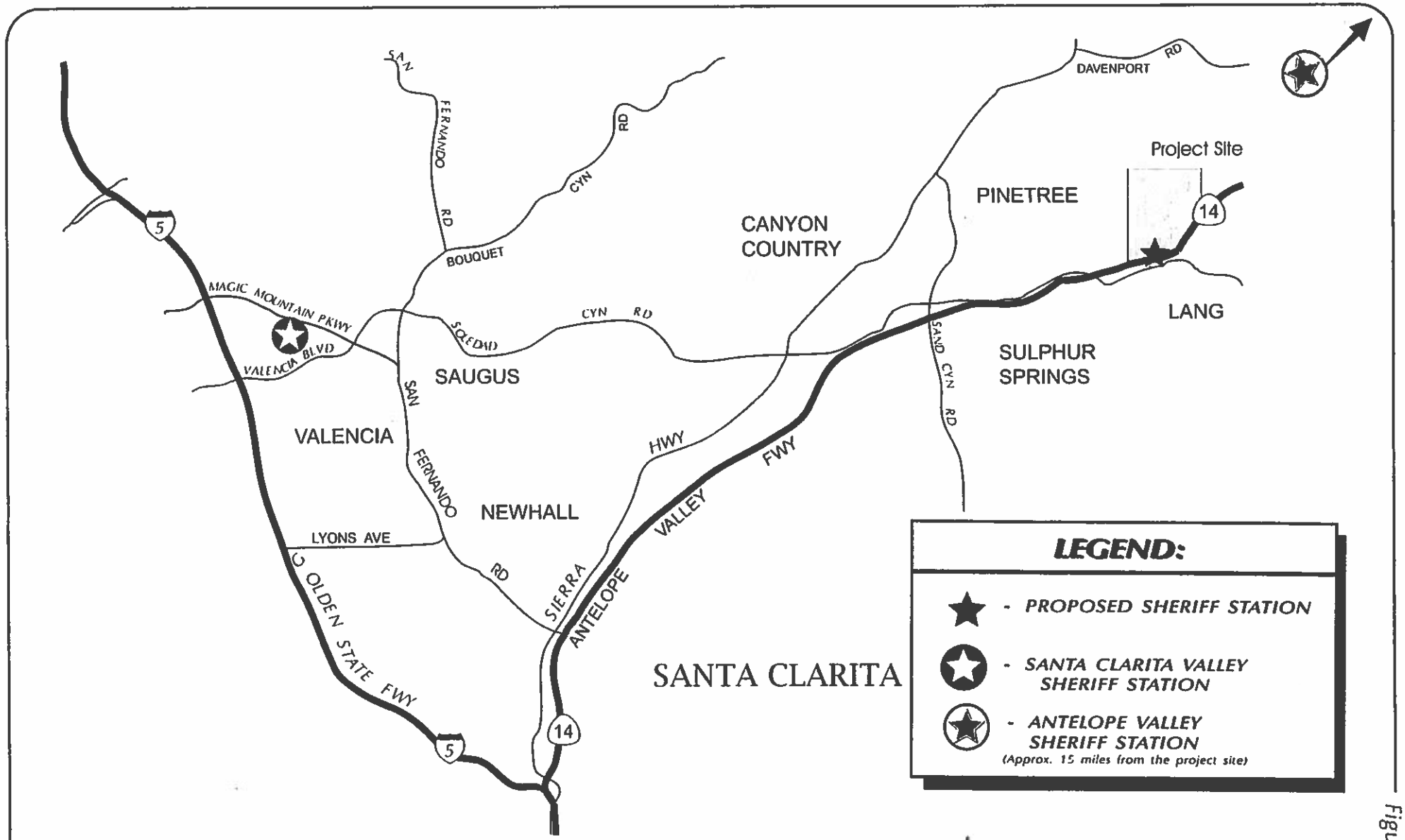
The Santa Clarita Valley Station patrol area borders with the patrol area covered by the Antelope Valley Sheriff's Station. For law enforcement services in the project area, the Antelope Valley Station serves as a "back-up" to Santa Clarita Valley Station. All other sheriff's stations in the region could assist the Santa Clarita Valley Station in emergency conditions. **Figure 4.12-1** illustrates the project site in relation to the L.A. County Sheriff's Santa Clarita Valley Station, as well as the Antelope Valley Station.

Access to the site is currently available via the freeway underpass at Spring Canyon Road[3] off of Soledad Canyon Road. This 36-foot wide road is not fully improved, nor is there a signal at the intersection of Soledad Canyon and Spring Canyon.

[1] Deputy P. Rissler, Santa Clarita Sheriff Station, communication w/LDC, 3/18/99.

[2] Ibid.

[3] This road was recently renamed "Stonecrest Road" but still appears on maps as Spring Canyon Road.



EXISTING & PROPOSED SHERIFF LOCATIONS

Not to scale

VESTING TENTATIVE TRACT MAP No. 48086

Figure 4.12-1

4.12-2

LDC

North of the freeway, Spring Canyon Road accesses Valley Canyon Road, which runs parallel to the freeway and fronts a portion of the project site. Dirt roads run up the two main drainage channels on-site.

Thresholds of Significance

A significant impact to law enforcement and protection services would result if the proposed project generates the need for additional sheriff deputies that cannot be accommodated, or increases undesirable emergency response times.

Project Impacts

Development of the 548.1-acre proposed project site would generate additional residents, pedestrians, and vehicular traffic in the project area. This in turn would result in increased demands for the law enforcement and protection services provided by the Los Angeles County Sheriff's Department.

The proposed project includes 542 single family residential lots, two park sites, a fire station lot, a sheriff-substation lot, and approximately 279.4 acres of open-space. The 1,675[4] additional residents generated by the proposed project would result in the need for an additional one or two new officers to serve the increased population generated by the proposed project. Without mitigation, implementation of the project could incrementally affect emergency response times throughout the northeasterly Santa Clarita Valley.

Figure 4.12-1 illustrates the location of the proposed sheriff sub-station lot. The Sheriff's Department has indicated that the proposed 1.8-acre sub-station lot would likely support a "store-front" sub-station that would employ three shifts of 3-5 patrol officers per shift and one office staff person per shift.[5]

Implementation of the project would increase access to the site via two additional points from the west through the partially built-out Stonecrest development, Tract 36943. Existing Valley Canyon Road would be widened to 64 feet and would extend westerly to join existing Sequoia Lane in Tract 36943. In addition, proposed "B" Street would join the currently unnamed "R" Street in Tract 36943. Both Sequoia Road and "R"

4 Assumes 3.09 persons per single-family dwelling unit.

5 Lt. T. Peters, LACSD, Santa Clarita Station phone interview w/LDC 10/8/99.

Street take access directly from Mammoth Lane. Internal road widths in the proposed subdivision would range from 58 feet to 64 feet in width.

The Spring Canyon underpass would be improved north of the freeway to 64 feet in width, including a left turn pocket onto Valley Canyon Road. That intersection, as well as all others in the subdivision, would be stop-sign controlled. However, a signal would be installed at the intersection of Spring Canyon Road and Soledad Canyon Road, along with a right turn only pocket and a left-turn lane. In addition, road widening is proposed along Soledad Canyon Road from the Spring Canyon intersection westerly to the Soledad Canyon Road/14 Freeway underpass.

Two separate walkways are proposed under the freeway along Spring Canyon Road. One would be a paved sidewalk for pedestrian use on the west side of the street; the other would be a decomposed granite (or other suitable substrate) equestrian/wildlife trail on the east side of the street. Both would be separated from the road by the existing freeway support pillars, and the sidewalk would have security lighting.

Cumulative Impacts

Development of the proposed project together with the cumulative projects in the project vicinity would increase the existing number of residents and employees in the area, which in turn would result in additional demands for law enforcement and protection services provided by the County of Los Angeles Sheriff's Department. The related-project list from the traffic study was used to ascertain cumulative impacts since there is no other mechanism in place that tracks pending projects within the jurisdiction of in the Los Angeles County Sheriff Department in the Santa Clarita Valley. The related projects analyzed herein include projects in the County of Los Angeles and the City. Under this method, cumulative projects' include 2,340 single family residential dwelling units.[6] These residential projects could generate approximately 7,230 additional residents.[7] Assuming no additional staff is hired at the Santa Clarita Valley Sheriff's Station, these cumulative residential projects, together with the proposed project would result in the need for approximately nine (9) new officers, and could result in the need for additional cars and support services.

The existing officer-per-1,000 population ratio would be reduced from 1.0 officers/1000 people, to approximately 0.95 officers/1000 people,

6 Includes both County of Los Angeles projects and City of Santa Clarita projects. See the Related-projects list in the Traffic Section of this EIR for the complete list.

7 Assumes 3.09 persons per single-family dwelling unit.

below the Sheriff's Department desired ratio of one officer per 1,000 population. Response times would also be negatively impacted by the additional developments if no new personnel are added to the department. Therefore, without mitigation, the cumulative impacts would be considered significant.

Mitigation Measures

Implementation of the following project-specific (PS) mitigation measure shall reduce the proposed project's individual and cumulative impacts to a less than significant level:

- (PS) The applicant shall provide a graded lot for a Los Angeles County Sheriff's Department sub-station that is part of the proposed project design.

Conclusion

Buildout and operation of the proposed project is not anticipated to result in significant impacts relative to sheriff protection services. However, the proposed project in conjunction with the related projects could significantly impact the availability of Sheriff protective services. The tax revenue generated by the proposed project would assist in funding for additional personnel, and the provision of a graded lot for a Sheriff's Department sub-station on-site would ultimately assist in reducing the response times throughout the northeasterly portion of the Santa Clarita Valley. Implementation of the project-specific mitigation measure and standard property taxes will offset the proposed project's individual and cumulative impacts to a less than significant level.

4.13 WATER SERVICES

Existing Conditions

The Santa Clarita Valley has two primary sources of potable water: the State Water Project (SWP) and local wells. The Castaic Lake Water Agency (CLWA) allocates water from the SWP to four Santa Clarita Valley purveyors. Well water is provided by purveyor-owned wells in the area. The four water purveyors in the Santa Clarita Valley are: Los Angeles County Water District 36; Newhall County Water District; Santa Clarita Water Company, and; Valencia Water Company. The project site is within the service area of the Newhall County Water District (NCWD). Current water allocation from the State Water Project through CLWA to the four purveyors is 54,200 acre-feet per year. The NCWD receives a portion of that allocation. Annual allocation from the CLWA to the NCWD is dependent on demand and supply within the district. Presently, NCWD provides water service primarily to three service areas: Newhall, Pinetree, and Castaic. The proposed project is located within the Pinetree service area. The following information was obtained from the NCWD for the Pinetree area.[1]

Currently, the Pinetree service area consists of Improvement District 2-S (Sewer) and 2-W; and as of June 1998, approximately 2,117 connections existed in the Pinetree service area. Existing residential land use varies from high-density mobile home development to low density single-family residential development. The current average day water demand and maximum day water demand with the Pinetree service area is approximately 1.6 million gallons per day (mgd) and 4.1 mgd respectively. The Pinetree service area also obtains water from three wells drilled in the alluvium of the Santa Clara River. Total water well production potential for the Pinetree service area is projected to be 1,275 gallons per minute, 1.84 mgd, and approximately 2,057 acre-feet per year. The Pinetree service area's existing water system also includes approximately 4.5 mg of water supply in storage that will meet further demand if necessary. This number is expected to increase next year and possibly double in stored amount in the next few years.

Presently, the CLWA supplies NCWD with water from the SPW for the Pinetree area through the 14" diameter Honby lateral. NCWD operates and

[1] NCWD's "Master Water Plan for Pinetree Water System", dated 1/99; and personal communication with S. Renolds at NCWD, 5/00.

maintains the Honby pump station, which provides needed pressure in order to deliver water into the Pinetree service area. NCWD is coordinating with CLWA relative to proposed CLWA improvements to the Honby lateral which would include a new ±10 million gallon reservoir and a 30" diameter pipeline. Construction of a new 11,000 gpm pump station and 24" diameter pipelines to replace the existing pump station and water-main is in progress. A portion of that 24" pipeline has been completed from Sand Canyon Road east, proceeding up Soledad Canyon Road to Poppy Meadow Street and leads up to the existing reservoir located at the top of Poppy Meadow. The new main will increase the NCWD's ability to obtain water for its customers in the Pinetree area, as well as provide capacity for new development.[2] In addition to the new water main, a new pump station will be installed at Honby Station that will connect to the existing water main, which is owned and operated by the CLWA.

The existing average and maximum daily water demands are approximately 1160 gpm and 2900 gpm respectively.[3] Considering the existing well production capacity and the existing connection to CLWA's Honby lateral, the current water supply appears to be adequate to meet the daily needs of the Pinetree service area.[4]

The project site is currently vacant and no water lines extend directly to the site. The closest water main is available approximately 1,200 feet west of the project site's westerly boundary in existing Sequoia Lane (recently built-out in the Stonecrest development, Tract 36943). Additional water lines will be available to connect to proposed "E" Street on the northwesterly site boundary when the remainder of Tract 36943 is built. That residential development is currently under construction.

Threshold of Significance

The proposed project will result in a significant impact related to water services if:

- the project's demand for water exceeds available supply of the water service district serving the project site;
- water service infrastructure cannot be made available to serve the proposed project;

[2] NCWD publication, "Water Lines", Spring 1999. See Appendix C.
[3] S. Renolds, NCWD, 6/00, personal communication w/LDC.
[4] Ibid.

- the demand of the proposed project together with the cumulative projects in the water service district exceeds available supply.

Project Impacts

Water Supply

Implementation and buildout of the proposed project would add 542 new residential units to the jurisdiction of the Newhall County Water District. As shown in **Table 4.13.1**, the additional residential units would result in a water service demand of approximately 487.8 acre-feet per year.

Table 4.13.1

PROJECT-GENERATED WATER DEMAND
(Acre-Feet Per Year)
V.T.T.M. 48086

Land Use	DU	Gen. Factor (AF/YR)*	Project Demand(AF/YR)
Single-family	542	.90	487.8

* Based on Generation Factor of 0.90 Ac/Ft per dwelling unit designated for Single-Family Pending Projects provided in the "Master Water Plan for Pinetree Water System".

NCWD has indicated that the proposed project demand will not exceed current available water supply to the area.[5]

Water Infrastructure

Although water supply is considered adequate to accommodate the proposed project, supply infrastructure needed to transport water to the site is currently insufficient. However, as indicated above, the NCWD is currently upgrading the existing water system in the Pinetree area. The new main will increase the NCWD's ability to obtain water for its customers in the Pinetree area, as well as provide capacity for new development.[6] With the additional infrastructure improvements currently underway, the project is expected to generate a less than significant impact relative to water infrastructure.

[5] S. Renolds, NCWD, 5/30/00, personal communication w/LDC.
[6] NCWD publication, "Water Lines", Spring 1999. See Appendix C

Cumulative Impacts

Water Supply

Development of the proposed project together with the cumulative projects in the Pinetree Service Area would incrementally increase water service demand in this area of unincorporated Los Angeles County.

The current "Master Water Plan for Pinetree Water System" has been utilized by the NCWD to forecast water service and demand issues for existing and future development. Based on the "Master Water Plan for Pinetree Water System", ultimate land usage in the area has been obtained from the NCWD's review of proposed and approved developments in the Pinetree service area. In areas where no development is currently proposed, land use information was obtained by the NCWD from the January 1993 County of Los Angeles General Plan.

According to NCWD and its Master Water Plan, the unit water demand used for establishing daily water demand within the Pinetree service area was derived from a review of recorded water-use for similar land uses, as well as the average water-use per connection within the Pinetree area. The maximum water demand projected for the entire service area is approximately 16,870-acre feet per year or approximately 15.06 mgd. This maximum demand is anticipated to be accommodated through existing and future wells in the Pinetree service area, or through the CLWA connection, or through a combination of the two.

It is anticipated by the NCWD that well water and future facility expansions, in conjunction with CLWA connections, will provide an adequate supply of water to meet the needs of future development demands in the area.[7]

Mitigation Measures

Water Infrastructure

Implementation of the following standard (S) mitigation measures will reduce the project's potential individual and cumulative impacts on water service to a less than significant level:

[7] S. Renolds, 6/12/00, personal communication, w/LDC.

- (S) The applicant shall pay connection fees, as necessary, to the satisfaction of the Newhall County Water District. The fees shall be paid prior to water service connection.

- (S) The applicant shall participate in any future funding mechanism, as necessary that is identified and implemented as part of the NCWD Master Water Plan for Pinetree Water System.

Conclusion

The Spring Canyon project is not anticipated to have an individual or cumulatively significant impact on water availability in the Pinetree service area. Implementation of the above mitigation measures are required, as with all new development projects, in order for the NCWD to maintain current water service, as well as plan and build future infrastructure improvements as needed.

4.14 SOLID WASTE

Existing Conditions

The project site is located in northern unincorporated Los Angeles County, east of the City of Santa Clarita. Solid waste collection and disposal for this area is provided by Waste Management, Inc., which contracts directly with residents in this area of the County. Collected waste is disposed of at the Antelope Valley Public Landfill (landfill), located at 1200 West City Ranch Road in Palmdale. The landfill is owned by USA Waste of California, Inc. and operated by Waste Management, Inc.[1]

As summarized in **Table 4.14.1**, the landfill is permitted for disposal of 1,400 tons of waste per day, seven (7) days per week, or 511,000 tons annually. The landfill presently receives anywhere from 900 tons to 1,100 tons of refuse per day (Monday through Friday), and about 200 tons on Saturday[2]. Waste Management, Inc. is closed on Sunday and, therefore, does not receive any tonnage of their permitted 1,400 tons. Using the conservative 1,100 tons/day figure, total yearly disposal from collection efforts would equal 296,400 tons. An expansion of the landfill was approved May 28, 1997, which increased the landfill remaining capacity from about 2.5 million tons to about 7 million tons. At current disposal rates, estimated life expectancy of the Antelope Valley Landfill is approximately 23 years.

TABLE 4.14.1

EXISTING ANTELOPE VALLEY LANDFILL CAPACITY
V.T.T.M. 48086

Landfill	*Permitted Daily Intake* (tons)*	*Actual Daily Intake* (tons)*	*Annual Intake (tons)*	*Remaining Capacity* (tons)*
Antelope Valley	1,400	1,100**	296,400	7,000,000

*Source: Mr. Craig Eomurian, CFO, Palmdale Disposal Co. (previous owner/operator), personal communication w/LDC, 2/23/99.

** To provide for the worst-case scenario, the highest estimated daily intake amount was used here.

[1] Hugh Walker, Waste Management, Inc., personal communication w/ LDC, 6/13/00.
[2] C. Eomurian, CFO, Palmdale Disposal Co. (previous owner/operator), 2/23/99.

Pursuant to the State of California Solid Waste Management Act of 1989 (A.B. 939, Sher), the County has prepared an Integrated Solid Waste Management Plan (ISWMP). The plan is mandated to include two additional elements not previously required in SWMPs: 1) a discussion of source reduction, and 2) a recycling element. Under the requirements of AB939, the County was required to develop a plan that would result in a 25% reduction in the amount of solid waste going to landfills by the year 1995 and a 50% reduction by the year 2000.

Current recycling efforts in Los Angeles County include drop-off centers, buyback centers and curbside recycling. Drop-off centers are centrally located depositories where the public can take recyclable materials and donate them. Buyback centers pay the public for recyclable materials that they bring to the center. Curbside recycling allows residents to leave their separated recyclables outside their homes for pick-up, as with traditional solid waste collection.

Waste Management Inc., the operator of the Antelope Valley Landfill, does not currently offer a curbside recycling program in the area. Currently, County residents are able to drop off collected recyclables at their convenience at the Antelope Valley Landfill, where Waste Management, Inc. has contracts with various firms and/or companies to properly dispose of the recyclable materials[3]. Due to increased demand for a recycling program in the area, residents will be encouraged to participate in future recycling programs to be initiated through Waste Management, Inc. as may be required by the County of Los Angeles[4].

Threshold of Significance

A significant impact related to solid waste would result if the proposed project would generate a substantial increase in existing solid waste disposal volumes received at the Antelope Valley Landfill.

Project Impacts

Upon buildout, it is estimated that the 542 proposed residential units would generate approximately 4.6 tons of solid waste per day (approximately 1,675 tons per year) as summarized in **Table 4.14.2**.

Project-related solid waste would represent an incremental increase in the volume of refuse requiring collection and disposal. Based on current

[3] H. Walker, Manager, Waste Management District, personal communication w/ LDC, 6/13/00.
[4] C. Skye, Environmental Programs Division, L.A. County Department of Public Works, personal communication w/ LDC, 6/20/00.

intake volumes at the Antelope Valley Landfill, the addition of project-generated solid waste represents an increase of less than one percent (0.5%) of current daily refuse handling. Waste Management, Inc. indicates that the project could be accommodated by existing collection service and disposal facilities. Therefore, according to the threshold of significance, the proposed project is expected to result in a less than significant impact related to solid waste.

TABLE 4.14.2

PROJECT - RELATED SOLID WASTE GENERATION
V.T.T.M. 48086

Project Component	DU's	Project Population[5]	Generation Factor* (tons/person/year)	Tons/ Year	Tons/ day
Single-family Residential	542	1,675	1	1,675	4.6

*Source: Confirmed by C. Eomurian, CFO, Palmdale Disposal Co. (previous owner/operator), 2/23/99.

With occupation of the proposed residential development, some generation of household hazardous waste would occur. Typical household hazardous waste that would be expected to be generated include paint and paint thinners, cleaning solvents, pesticides, herbicides, fungicides, rodenticides, lead batteries and automobile oil, and lubricants. Concern over the disposal of household hazardous waste in sanitary landfills has prompted local agencies to develop policies regarding the collection and disposal of these types of waste products. The County of Los Angeles holds "round-up" days for the collection of household hazardous waste materials. "Round-up" locations are usually the Sanitation Districts offices, but other locations such as the Rose Bowl in Pasadena have been used. For wastes to be accepted during the "round-up" periods, waste quantities cannot exceed 5 gallons or 50 pounds.

Cumulative Impacts

Variables that may influence a cumulative analysis of solid waste impacts include:

- waste haulers are not limited to the use of a specific landfill;

[5] Based on 2.88 persons per household (County of Los Angeles, January 6, 1997).

- disposal habits may vary substantially as a result of rate and operational changes occurring at landfills in any given region.

Solid waste haulers do, however tend to use those landfills situated closest to their areas of operation. Therefore, it is assumed that cumulative project-related solid waste will be disposed of at the Antelope Valley Landfill. In an effort to provide a conservative forecast of future (2005) waste-stream conditions, cumulative solid waste generation was calculated based on the local related projects used in the traffic analysis, which includes projects in both the County of Los Angeles and the City of Santa Clarita. This list of cumulative projects was used as there is currently no mechanism for tracking proposed projects by proximity to a certain landfill. The solid waste from the cumulative related projects would likely be disposed of at the same facility as the proposed project. As indicated in **Table 4.14.3**, approximately 6,740 tons/year, or 18.5 tons/day, of solid waste would be generated by cumulative development in the project vicinity.

This addition to the present waste-stream hauled to the local landfills would further reduce the long-term operational life of these sites. While associated impacts to landfill capacities would be considered adverse in light of the regional concern of diminished landfill capacity, the contribution to the regional waste stream from the proposed, plus related-projects would not be considered significant. In addition, the quantity of solid waste requiring disposal from areawide development should decrease as more aggressive recycling programs are implemented by the County of Los Angeles to meet AB939 source reduction requirements for the year 2000, prior the proposed project's estimated buildout date of 2005.

TABLE 4.14.3

CUMULATIVE SOLID WASTE GENERATION
IN TONS

*Land Use**	*SF DU's**	*Population (2.88 persons/du)*	*Generation Factor (tons/person /year)*	*Tons/Year*	*Existing Annual Intake*	*Remaining capacity*
Single-family Residential	2,340	6,740	1	6,740	296,400	7,000,000

* Related projects list, Appendix H.

Mitigation Measures

While the proposed project is not anticipated to have a significant impact on the overall waste-stream, the following mitigation measures are proposed to insure that project-related impacts remain less than significant. Some of the mitigation measures listed below are standard for all development projects in the County of Los Angeles and others are project specific. Each measure is identified as either "standard" or "project specific" by an "S" or "PS" in parentheses before the text.

- (S) Future residential developments will participate in any feasible waste reduction plans that are implemented by the County in accordance with the Integrated Solid Waste Management Plan. Such programs may include curbside recycling, drop-off centers, and/or buyback centers.

- (S) Removal of hazardous materials or waste from the project site will be conducted by a registered waste hauler.

- (PS) New residents will be provided information on household hazardous wastes and the County's household hazardous waste "round-up" program. Homeowners will be required to review and sign a statement indicating that they have been informed of the typical hazardous materials associated with residential uses and that they acknowledge that no household hazardous materials will be disposed of for municipal refuse collection.

- (PS) New residents will be provided with information on recycling through local drop-off and/or buyback centers to be provided in the new homebuyers information package at the time of purchase.

- (PS) Where feasible, recycling containers shall be made available on-site during construction of the project for disposal of recyclable construction waste.

Conclusion

The proposed project is expected to add less than 1% of the average daily refuse disposed at the Antelope Valley Landfill. Buildout of the project will incrementally add to the cumulative demand for landfill space in Los Angeles County, but will not have a significant impact on the overall solid waste stream.

4.15 ENVIRONMENTAL SAFETY

Existing Conditions

The 548.1-acre project site is bisected into two distinct northern and southern portions by a Southern California Gas Company (SCG) natural gas pipeline easement. The 100 feet wide easement is oriented generally east-west entering the site at its northern boundary 900 feet (from easement centerline) from the northeastern corner of the site's boundary (**Figure 4.15-1**). The easement proceeds southwesterly for approximately 3,600 feet, then heads west-southwesterly for 2,850 feet, exiting just south of center of the site's western boundary.

The easement contains two, 30-inch, natural gas transmission pipelines. Both lines have a design pressure of 936 pounds per square inch (psi). However, the older of the two lines, installed in the 1950's, has a maximum allowable pressure of 780 psi; the other line has a 936 psi maximum allowable pressure (Clark, 1997). Typical pressures through the lines range between 500-800 psi, not exceeding the 780 psi maximum allowable in the older line.

The pipelines are buried at a depth that generally varies between three and six feet below surface grade of the SCG easement. As indicated by SCG, the burial depth may be even greater in some segments.

The primary concern that is raised as a result of a project crossing an SCG natural gas transmission corridor is a change of surface grade in the after condition. If the grade is cut more than three feet, or if more than seven feet of fill is added, the project may jeopardize the integrity of the pipeline. This action could lead to a puncture or rupture of the existing lines. SCG has indicated that if a project crosses the easement, certain guidelines and requirements are necessary to ensure the integrity of the underground lines. These guidelines are included in Appendix C of this DEIR.

Threshold of Significance

The project would result in a significant impact related to environmental safety if the project increases the risk of disturbing the pipelines contained within the easement that traverses the project site such that a puncture or rupture could occur.

Project Impacts

Construction Impacts

Buildout of the proposed project would result in the location of 106 of the 542 single family dwelling units north of the SCG easement. The 60-foot wide "B" Street links the southern portion of the project site with the 106-dwelling unit northern portion. It crosses the SCG easement in one location and is anticipated to be constructed similarly to the existing surface grade of the easement. East of "B" Street, the park site is proposed to contain a meandering 20-foot wide pedestrian path that would cross the SCG easement in two locations. During construction of "B" Street and the pedestrian park accesses, the pipelines within the easement are at risk of puncture or rupture due to the heavy machinery necessary for construction of the street and subsequent dwelling construction. Therefore, construction impacts related to environmental safety are considered significant.

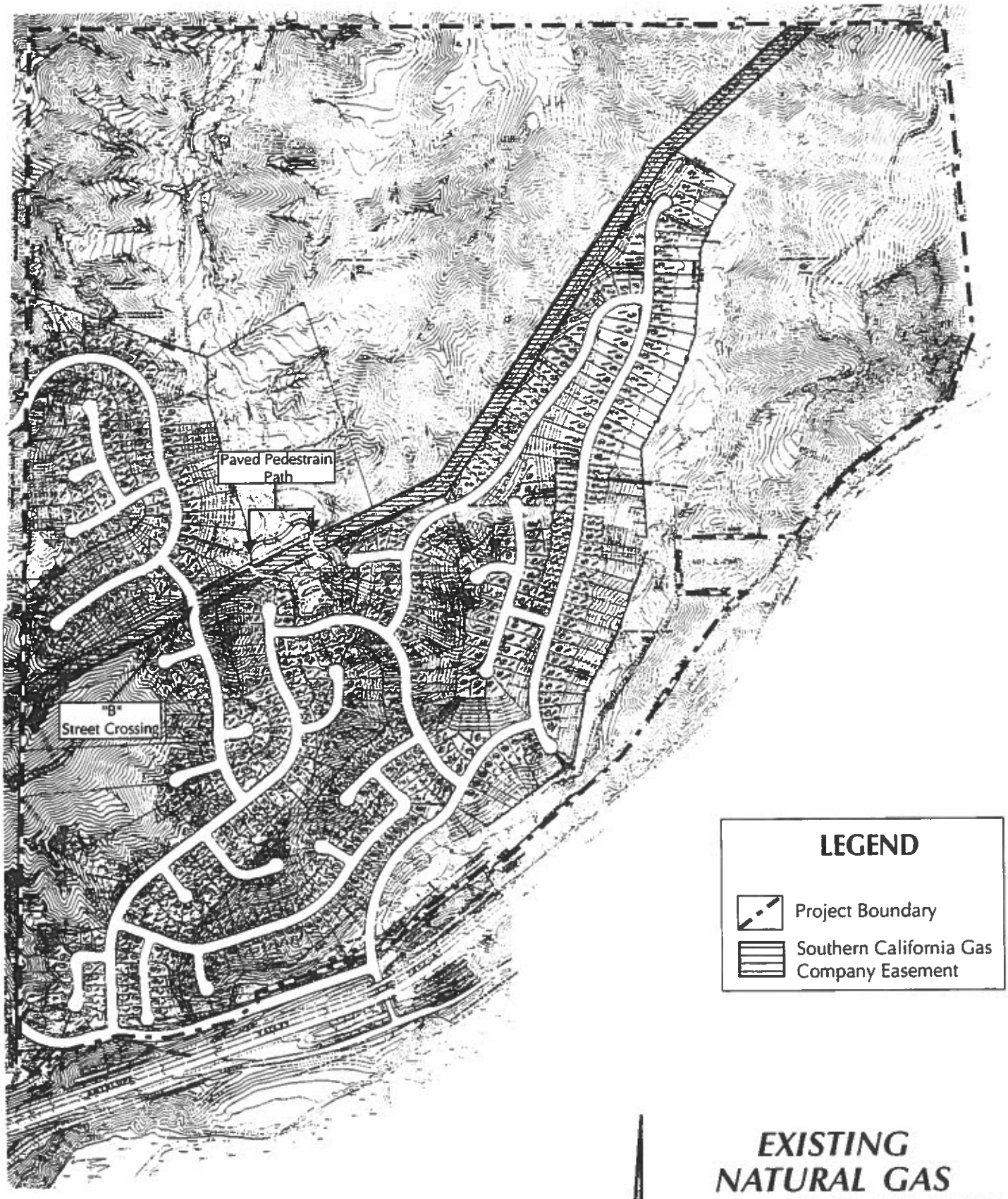
Operational Impacts

The built-out project would consist of residential dwelling units, park sites, open space, a future sheriff sub-station lot and a future fire station lot. Of these uses, the only built structures that would occur within the SCG easement are a portion of "B" Street, and two crossings of the paved pedestrian access of the northern park site location (**Figure 4.15-1**). The street and pedestrian crossing would form an impermeable solid surface over the underground pipelines. This surface would provide a layer of protection over the pipeline that is otherwise absent along the rest of the easement on the project site.

Substantial extra weight (street, sidewalk, pathways, etc.) added to the surface of the easement above the pipeline increases the potential for rupture. The location of "B" Street, as well as vehicles utilizing "B" Street to access the northern portion of the project site, would add extra weight to the easement surface above the underground pipelines. SCG has indicated that if the roadway were constructed per their guidelines, the potential impact from the roadway would be insignificant. Relative to added weight due to vehicle traffic, SCG has indicated that only heavy trucks would be of concern. Heavy truck trips would be concentrated at buildout due to moving vans for new residents of the 106 dwelling units of the northern portion of the project. Otherwise, only passenger vehicles would utilize "B" Street on a regular basis. The heavy truck trips at buildout are considered a short-term operational impact that is potentially significant.

Natural hazards, such as earthquakes and storm runoff, have the potential to disturb the natural gas pipeline traversing the project site. Section 4.1, Geotechnical Hazards, discusses the potential for fracturing and displacement of ground surface as a result of seismic activity. Risk to the project site due to ground surface rupture is considered to be extremely low, although it is considered likely that the project site may be subject to at least moderate ground motion at some time in the next 50 to 100 years. Were this to occur, disturbance leading to rupture of the gas pipeline is possible.

Storm water runoff along, and perpendicular to, the gas company easement could lead to erosion, exposing the line. Exposure would leave the line susceptible to above ground hazards which could lead to degradation of structural integrity, which could lead to rupture. However, periodic inspection and maintenance of the pipeline by the Gas Company would reduce the potential for rupture due to storm water runoff to a less than significant level.



EXISTING NATURAL GAS PIPELINE EASEMENT

Not to scale
Source: Envicom Corporation

LDC

VESTING TENTATIVE TRACT MAP NO. 48086

Cumulative Impacts

The potential environmental safety impacts associated with the implementation of proposed project are site specific. Therefore implementation of the proposed project would not have a cumulative effect on other portions of the gas line easement.

Mitigation Measures

The proposed project may result in a significant impact related to construction and short-term operational impacts. Cumulative impacts are not significant. The following mitigation measures are required to reduce impacts to a less than significant level:

- (S) The applicant shall conduct all construction activities within the easement according to the guidelines and requirements for such activities stipulated by the Southern California Gas Company. The guidelines are provided in Appendix C.
- (S) Weight of heavy construction vehicles used at the project site shall be in compliance with Southern California Gas Company guidelines and requirements for heavy construction vehicles that work in the Southern California Gas Company easement and cross said easement.

Conclusion

With implementation of the standard mitigation measures listed above, the proposed project would result in a less than significant project impact related to environmental safety.

4.16 RECREATION

Existing Conditions

The proposed project is located in an area of Los Angeles County which is experiencing a transition from mostly rural land uses to more urban designations, affecting the region's current level of public park and recreational services. Parklands are categorized according to acres per capita criteria established by the Los Angeles County General Plan. The categories include Local Parks and Regional Facilities. They are defined as follows:

Local Parks: Local parks have a standard of 4 acres per 1,000 residents in unincorporated areas of the County. This type of park has been further classified into Neighborhood parks and Community parks. County classified Neighborhood Parks have a service radius of up to 1/2 mile and are intended to serve the recreation needs of 1,250 to 5,000 residents (5 - 20 acres). They are usually five acres or more in size, unless adjacent to an elementary school when four acres may be adequate. Passive picnic areas, play apparatus, hard court areas, a recreation building, and multi-purpose fields are typical of Neighborhood parks.

Community Parks have a service radius of 1/2 to 1 and 1/2 miles and are usually 16 + acres in size, if adjacent to a secondary school, 10.0+ acres may be adequate. Typically, these parks provide a community building, multi-purpose fields, hard court areas, and play apparatus, along with a swimming pool and parking areas. They are intended to serve a population of 1,250 to 5,000 persons (5 - 20 acres).

Regional Facilities: Regional facilities have a standard of 6 acres per 1,000 population for the entire County. The facilities which fall in this category include Community Regional Parks, Regional Parks, Recreation Areas, Nature Preserves, and Trails. They are generally greater than 50 acres in size and offer a unique recreational experience. These facilities also include golf courses, which are judged on a standard of one 18-hole golf course per population of 90,000. The typical service area is one hour's driving time.

The Quimby Act Park Land Dedication Requirement is 3 acres per 1,000 people.

The Los Angeles County Department of Parks and Recreation (LACDPR) has divided the unincorporated territory of the County into numerous park planning areas. The proposed project site is located in park planning area #43B – Agua Dulce/Acton. According to the Needs Study of County Park Lands (6/91), prepared by the LACDPR Central Office Planning Division, this planning area should have 70 acres of local park space. This figure was based on the Department of Regional Planning's 1990 population figures, therefore, the required park acreage may have increased over the years.

The Study characterizes the area as large areas of open space including the Angeles National Forest, with scattered residential, commercial and industrial land uses. It also indicates that the area is growing and local park lands are needed since there are presently no local parks in this planning area. Therefore, this planning area is deficient by 70 acres of local park land.

The County of Los Angeles operates several parks in the Santa Clarita Valley including local, community regional, and regional parks. While there are no local County parks in the immediate vicinity, other park and recreation facilities in the project vicinity include Val Verde Community Regional Park, Castaic State Recreation Area, and various parks in the City of Santa Clarita. The seven County parks in the Santa Clarita Valley occupy a total of 1,432.9 acres of land. The City of Santa Clarita also offers five small community parks that are located throughout the city, totaling approximately 336 acres. **Table 4.16.1** lists these parks, their classifications and sizes. A map of their locations is illustrated in **Figure 4.16-1.**

TABLE 4.16.1

EXISTING COUNTY PARKS

V.T.T.M. 48086

	FACILITY	CLASSIFICATION	ACREAGE
1)	Castaic Sports Complex	Community Regional	51.0
2)	Hasley Canyon Park	Local	5.4
3)	North Bridge Park	Local	8.6
4)	Placerita Canyon Park	Regional	341.0
5)	Val Verde Park	Community Regional	57.6
6)	Vasquez Rocks Park	Regional	745.0
7)	William S. Hart Park	Regional	224.3
Total			**1,432.9**

There are no existing or currently planned hiking trails or other recreation facilities on the project site. The Santa Clara River Trail located south of the Antelope Valley Freeway is an adopted trail. It is presently unconstructed and is not on the County's Trail Master Plan. There are no other existing or planned County trails or other recreational facilities in the immediate vicinity of the project site.

Thresholds of Significance

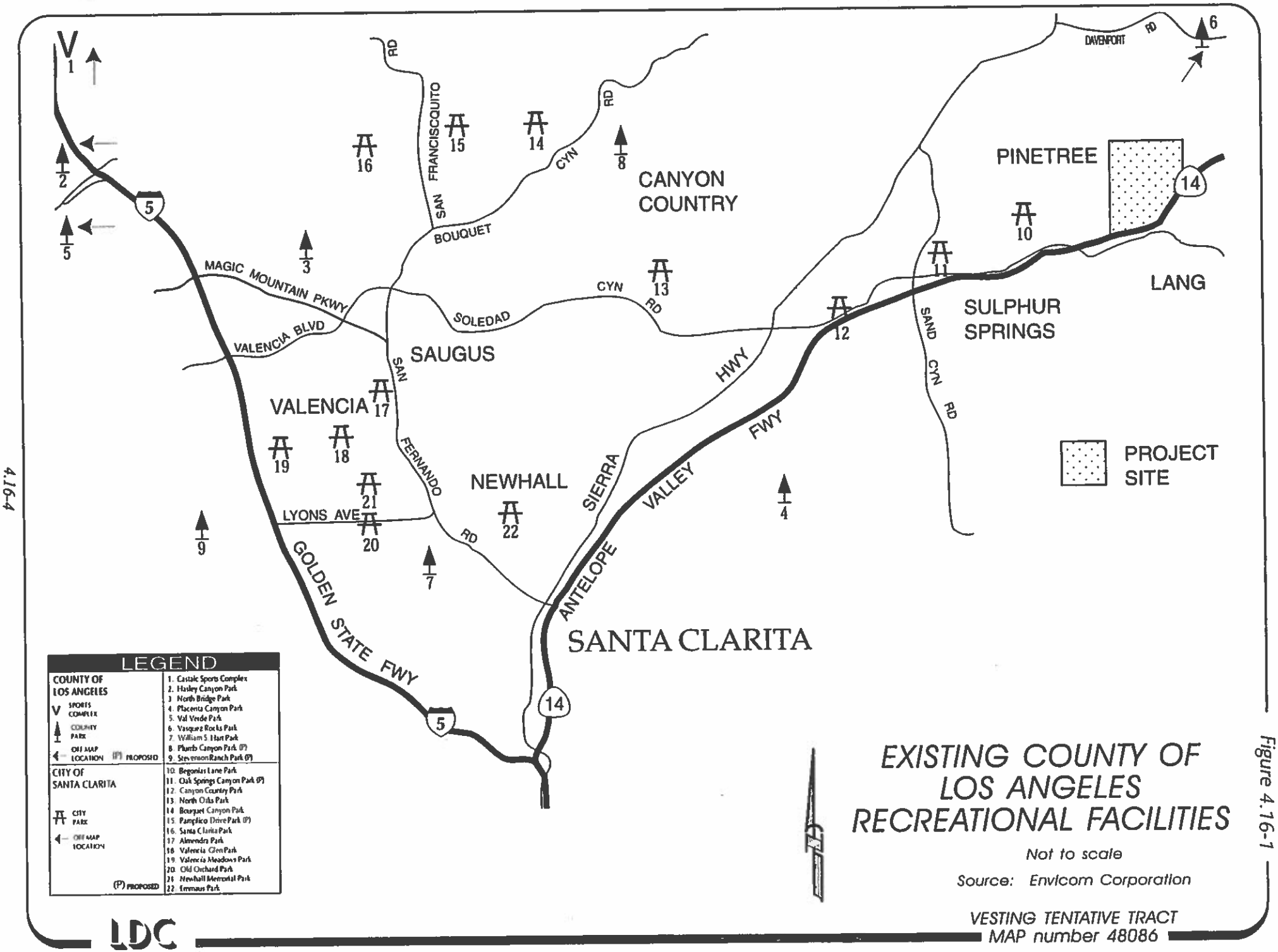
The proposed project would result in a significant impact if parkland is not provided to sufficiently accommodate the project's demand for recreational resources.

Project Impacts

Although there are a number of parks within driving distance of the proposed project site, none of these would serve the project's needs for a local park. Due to the size of the project site (548.1 acres), the provision of on-site park land or payment of in-lieu fees would be required to satisfy the project's needs for a local park. If necessary, the final calculation of Quimby park in-lieu fee will be determined by the formula established in the County Code, Title 21, Subdivision Ordinance and the fair market value per acre in effect at the time of payment of the park in-lieu fee.

The proposed project includes 18.0 acres of private parkland to serve its residents. Based on a average of 3.09 persons per household in the Santa Clarita Valley, the project's 542 new single-family residences would generate about 1,675 new residents. This would result in a ratio of about 11 acres of on-site park land per 1,000 project residents. Because this ratio is above the Los Angeles County parkland standard of 4 acres per 1,000 residents and the Quimby Act requirement of 3 acres per 1,000 residents, the quantity of park land provided as part of the proposed project would be sufficient to serve the project's demand for recreational resources. Therefore, the proposed project would not result in an adverse impact on the demand for recreational resources.

The only existing or planned recreational resource near the project site is the Santa Clara River Trail, an adopted yet presently unconstructed trail. Therefore, the proposed project would not result in an adverse impact on future planned recreational resources in the project vicinity.



EXISTING COUNTY OF LOS ANGELES RECREATIONAL FACILITIES

Not to scale

Source: Envicom Corporation

VESTING TENTATIVE TRACT MAP number 48086

LDC

Figure 4.16-1

Cumulative Impacts

A number of new residential projects are proposed for the Santa Clarita Valley area. These projects, in combination with the proposed project, would create a cumulative demand for recreational resources. It is anticipated that each development, particularly large scale planned developments similar to the proposed project, would be responsible for providing local parkland, or payment of in-lieu fees in accordance with the Quimby Act and local standards. Therefore, the total amount of development anticipated in the area is not considered to result in a significant cumulative impact on recreational resources.

Mitigation Measures

Implementation of the following project-specific (PS) mitigation measure will result in a less than significant impact to recreational resources.

- The project shall dedicate approximately 18.0 acres of private park land (for passive recreation) on-site in order to satisfy the Quimby requirements for this project.

Conclusion

With the dedication of ±18.0 acres of private park land on-site, implementation of the proposed project would result in a less than significant impact on recreational resources.

4.17 LIBRARY SERVICES

Existing Conditions

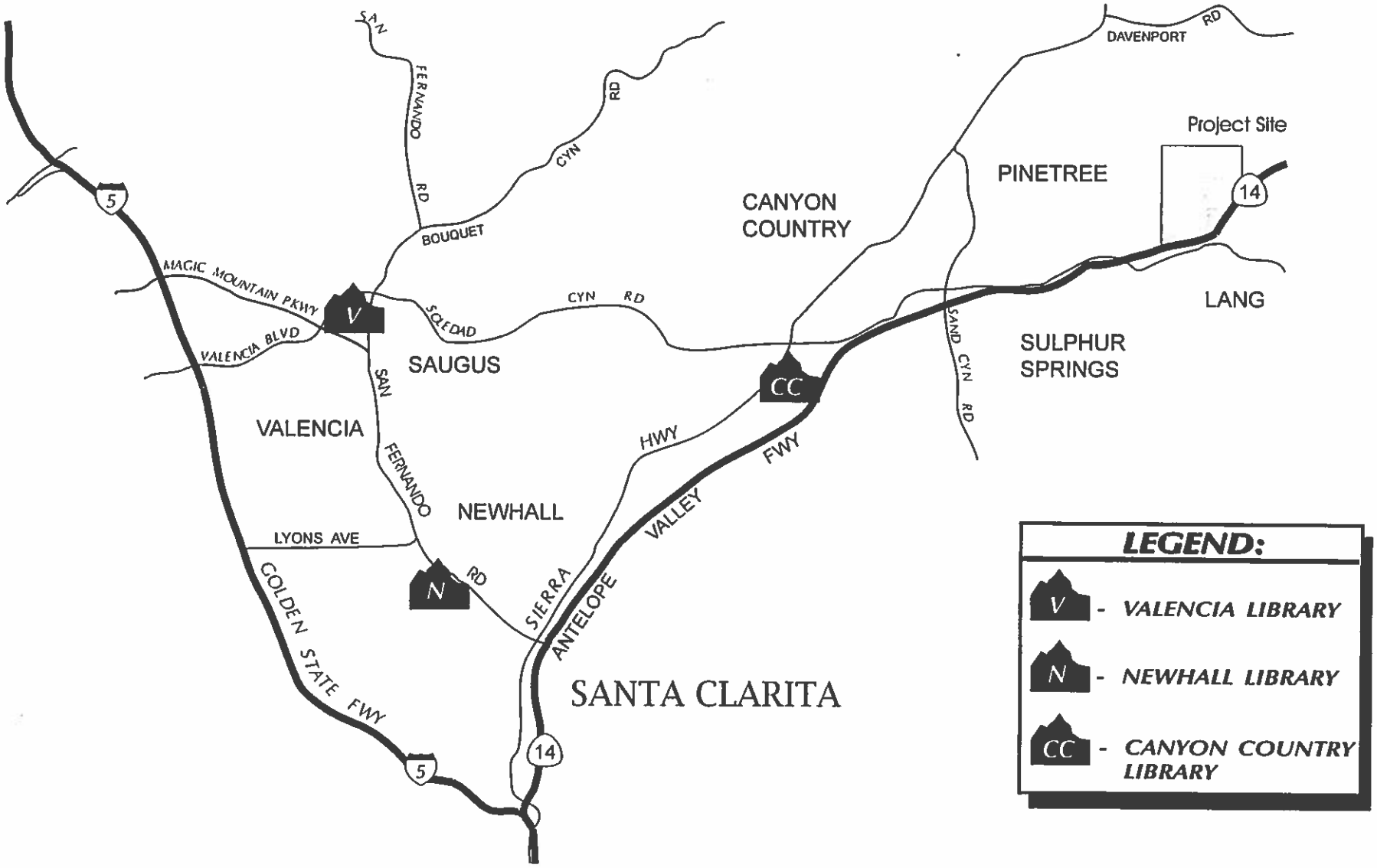
Facilities

The proposed project site will be served by the Los Angeles County Public Library (LACPL) system; specifically, the Canyon Country and Valencia Libraries. The main facility that will serve the project is Canyon Country Library[1], located approximately four miles from the project site at 18536 Soledad Canyon Road, in Canyon Country (see **Figure 4.17.1**). The Valencia Library is located at 23743 West Valencia Boulevard, in Valencia, approximately ten miles from the project site. The Santa Clarita Valley (SCV) is also served by the SCV Bookmobile which serves the extended Santa Clarita area.

The Canyon Country Library contains an inventory of 66,790 total library material items and occupies 5,050 sq. ft. of floor space. The Bookmobile is 108 square feet and houses 10,307 material items. The Valencia Library currently occupies 23,966 sq. ft. (excluding Regional Administrative office space) and has an inventory of 209,956 total library material items[2]. Library material items include books, items on microfiche, CD-ROM items, magazines, journals and periodicals.

In order to track and evaluate activity levels at each library, the County library system maintains a statistical database known as the Library Activity Index (LAI). The LAI system maintains data on number of registered borrowers, circulation of library materials, measurements of information and reference workload, and other factors. This data provides the common standard by which the workload at each library can be measured. The LAI indicated a steady increase in workload indicators until fiscal year (FY) 1992/93 when the County Library suffered budget restrictions. The budget restrictions curtailed the hours of operation at County Library facilities and necessitated staff layoffs. Additional budget cuts in FY 93/94 further reduced operating hours. In order to meet the demands of the expanding community, additional library square footage, library material items, and staffing will be necessary.

[1] F. Hungerford, LACPL, correspondence, 4/5/96. See Appendix B.
[2] S. Hampton, LACPL, correspondence 10/28/98. See Appendix L.



LIBRARY LOCATIONS

Not to scale

Source: Envicom Corporation

VESTING TENTATIVE TRACT MAP No. 48086

Figure 4.17-1

4.17-2

LDC

With the rapid expansion of information available on the Internet, businesses, private computer-users, and schools may be able to interact directly with their local libraries. While this may relieve some of the pressure on the libraries to acquire additional library material items, it could create an increased demand for computerized library services.

Funding for the County Library consists of property taxes, a special tax, and revenue collected from fines, fees, and other miscellaneous sources. There has been allocation of funds from the County General Fund, but decisions of budget allocation for the Public Library are made on an annual basis by the Board of Supervisors based on available funding.

On October 27, 1998 the Board of Supervisors adopted a Library Facilities Mitigation Fee Program, which establishes a fee structure that will mitigate the impacts to library facilities in the unincorporated areas as a result of new residential developments. With the implementation of this program, developers will be required to pay the mitigation fee on each new residential unit at the time a building permit is issued.

Seven library planning areas were established as part of this program, and an individual fee has been established for each planning area. The Santa Clarita Valley has been designated as Planning Area 1. The mitigation fee for Planning Area 1 is currently $583.00. The fee is set at a base level sufficient to provide a turn-key library facility, including the land, the library building, site amenities, furnishings and equipment, and library books and materials, provided that the population increase warrants a new facility. The developer fee program will be periodically updated to assure that it continues to meet the County's requirements. In addition, the program provides for an annual CPI adjustment, effective each July 1st, to keep the fee structure current with actual costs.

No planning factors have been established for staff requirements. However, cost estimates set forth by the LACPL are currently based on a construction cost estimate of $256.81 per square foot and an average cost of $35.16 per item for library material items.

The recently adopted Library Facilities Mitigation Fee Program will also include a Capital Improvement Plan, which identifies requirements for new libraries, expansion of existing libraries, and other facility augmentations that will be required from the present to the year 2020. This is based on the assumption that residential development will occur as

projected. The actual need for individual library facilities will depend on the scope and timing of development within each of the seven planning areas and other factors, such as changing economic conditions and changes in population.

Thresholds of Significance

A significant impact to the Los Angeles County Public Library system would occur if; 1) the proposed project results in demands for library materials or square footage that causes or exacerbates an exceedence of available resources; and 2) those demands would not be adequately funded by revenues to the library system generated by the project in the form of taxes or developer fees.

Environmental Impacts

Project Impacts

In developing guidelines for estimating increased library infrastructure costs, the LACPL uses the current Department of Regional Planning figure of an average of 3.09 persons per household for the Santa Clarita Valley statistical area. Based upon this criteria, the proposed project construction of 542 residential units would result in an estimated population increase of 1,675 new residents. Cost estimates set forth by the LACPL associated with the proposed project are currently based on a construction cost estimate of $256.81 per square foot and an average cost of $35.16 per item for library material items. Based on the population increase and the LACPL planning standards, project-related material items requirements are estimated at 3,350 items, and facility requirements would equal an additional 652 square feet of library space (See **Table 4.17.1**). No planning factors have been established for staff requirements, therefore, potential staffing requirements associated with the proposed project are not calculable. The proposed project is estimated to have a total impact cost of $285,226, excluding land costs.

Table 4.17.1

PROJECT-GENERATED LIBRARY DEMAND
V.T.T.M. 48086

Land Use	Dwelling Units	Project Pop.	SPACE			MATERIAL ITEMS		
			Factor (SF/Cap)	Demand (SF)	Cost ($256.81/SF)	Factor (Items/Cap)	Demand (Items)	Cost ($35.16/Item)
Single-Family	542	1,675	0.389	652	$167,440	2	3,350	$117,786

Cumulative Impacts

The cumulative effect of this development in conjunction with others currently planned for and in progress within the County will necessitate an increase in library square footage, expansion of the current collection, and additional staffing. Cumulative demand for library services has been estimated based on the County's Urban Services Analysis. It includes projects that are approved, recorded, and pending in the community. A copy of that analysis is available in Appendix H. Cumulative projects in the vicinity are estimated to generate the need for an additional 118,731 sq. ft. of floor space and 610,441 library material items. Under current conditions, build-out of all cumulative projects would generate a deficit of 206,132 material items and 84,873 square feet of space. The proposed project would add to that cumulatively adverse impact. Without mitigation, cumulative impacts to the libraries in the Santa Clarita Valley will be significant.

Mitigation Measures

Implementation of all of the following standard (S) mitigation measure will bring the project-related individual and cumulative library services impacts to a less than significant level:

- (S) The project proponent will comply with mitigation funding requirements that the County of Los Angeles has adopted in order to mitigate the proposed project's impacts to a level that is less than significant. The Board of supervisors has adopted a permanent developer fee of $583.00[3] for the Santa Clarita Valley. Utilizing this number,

[3] The developer fee program will be periodically updated to assure that it continues to meet the County's requirements. In addition, the program provides for an annual CPI adjustment, effective each July 1, to keep the fee structure current with actual costs.

total mitigation fees to offset the proposed project's impacts, in terms of space requirements and additional library materials, are estimated at $315,986. The actual fee amount shall be calculated when the applicant pays this fee, prior to building permit issuance.

Conclusion

Implementation of the mitigation measure listed above would reduce the proposed project's individual and cumulative impacts to a less than significant level. Based on the current library mitigation fee program, payment of the estimated $315,986 fee would entirely mitigate the project's estimated impact cost of $285,226.

5.0 ENVIRONMENTAL IMPACT OVERVIEW

5.1 SIGNIFICANT ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

The California Environmental Quality Act and Guidelines, Section 15126(b), mandates that any significant impacts, including those which can be mitigated but not reduced to a level less than significant, be described in the EIR. Impacts that are identified as "significant unavoidable adverse impacts" after mitigation would require the County to adopt a Statement of Overriding Considerations if the project is approved as proposed (CEQA Section 21081).

Seventeen areas of potential impact were analyzed in relation to the proposed project. Through the analysis contained herein, it has been determined that the potential adverse impacts in 14 of the 17 project-related impact areas can be reduced to levels less than significant through appropriate mitigation measures. Those impact factors include; Geotechnical Hazards, Flood Hazard, Fire Hazard & Protective Services, Noise, Traffic & Access, Cultural Resources, Sewage Disposal, Education, Sheriff Protection, Water Services, Solid Waste, Environmental Safety, Recreation, and Library Services. However, implementation of the project as proposed would generate long-term impacts to Air Quality, Visual Qualities and Biological Resources that would remain potentially significant after mitigation.

5.2 MITIGATION MONITORING PROGRAM

A mitigation-monitoring program shall be developed from the mitigation measures included for each impact section, and shall be included in the Final Environmental Impact Report for this project.

5.3 ALTERNATIVES TO THE PROPOSED PROJECT

Section 15125(d) of the State of California CEQA guidelines states that a range of project alternatives "which could feasibly attain the basic objectives of the project" must be addressed. In addition, a comparative evaluation of the "No Project" alternative must be done. Alternatives to the proposed project were defined and evaluated for their relative degree of impact on the environment. The following three alternatives are discussed in this section.

- Alternative 1 - No Project
- Alternative 2 - Existing Area Plan (SCVAP) Land Use Design

- Alternative 3 - Reduced Density Design

5.3.1 Alternative 1 – No Project

Under the No Project Alternative implementation of the proposed project would not occur and the project site would remain vacant. As a result, virtually all impacts that would be generated by the proposed project would be avoided under this alternative. A comparison of potential environmental impacts between Alternative 1 and the proposed project is provided below and in **Table S-2** of the Summary section.

Geotechnical Hazards

Alternative 1 would not require any grading or landform modification. No future residents or land uses would be subject to the potential geotechnical hazards associated with the proposed project (i.e., slope stability). Therefore, no geotechnical hazard impacts will occur under Alternative 1.

Flood Hazard

Impermeable surfaces would not be constructed under Alternative 1. As such, no increases in surface runoff rates or velocities would occur. On-site natural drainages would not be altered under Alternative 1. No residential land uses would be developed on-site, therefore, the potential flood hazard impacts to future residents would not occur. Runoff from the project site would continue to discharge to the Santa Clara River with an unchanged debris potential.

Fire Hazard & Protection

This alternative would not increase existing demands for the various fire and emergency services provided by the Los Angeles County Fire Department (LACFD) as no new structures would be developed on the project site that could demand these services. The existing requirement for fire protection services on-site in the event of wildland fires would continue.

Noise

Alternative 1 would not involve any grading or development on the project site. Therefore, there would be no noise impacts from Alternative 1 that are typically associated with grading or construction. No residents would be exposed to ambient noise generated by the 14 Freeway or other off-site noise sources.

Air Quality

Adverse air quality impacts typically associated with grading and construction would not occur under Alternative 1. Also, since no new traffic would be generated and no new homes would be built, no additional operational or automobile-related air pollutant emissions (i.e., PM_{10}, CO, NOx, etc.) would occur.

Biological Resources

No impacts related to biological resources (e.g., loss of natural habitat, impacts to sensitive wildlife, plant species, and on-site drainages) would result under Alternative 1 as no grading or development would occur on the proposed project site. The two potential habitat linkages under the freeway would remain as they currently exist.

Cultural Resources

Since no grading or development would occur under this alternative, disturbance or potential destruction of cultural resources identified on-site would not occur.

Visual Impacts

Alternative 1 would not result in any landform alteration or the construction of dwelling units on the project site. No new visual impacts would occur as a result of implementation of Alternative 1.

Traffic/Access

The no-project alternative would not generate any new vehicular traffic. Access to the site would remain as it currently exists. No signal would be installed at Soledad Canyon Road/Spring Canyon Road, no improvements to the Spring Canyon Road underpass would be made, and the proposed widening of Soledad Canyon Road in the project vicinity would not occur.

Sewage Disposal

Alternative 1 would not result in the construction or operation of any uses that would generate wastewater. Therefore, no additional wastewater would be added to either the local Newhall County Water District sewer lines or the Los Angeles County Sanitation District's regional facilities by this alternative.

Education Facilities

No education impacts would occur under the "No-project" alternative. No future elementary school site would be offered under this alternative.

Sheriff Protection

Alternative 1 would not add a population that would demand additional sheriff protection services. Sheriff protective services would remain the same. No future sheriff sub-station would be offered on the site.

Water Service

The No-Project alternative would not increase water demand at the project site.

Solid Waste Disposal

No new development or population would be generated at the project site that would generate solid waste.

Environmental Safety

Alternative 1 would not result in new development or associated population that could be exposed to environmental safety impacts of the natural gas transmission pipeline that traverses the project site.

Recreational Facilities

Alternative 1 would not result in an increase in population at the project site that would demand recreation resources in the Santa Clarita Valley area. The parks proposed under the Spring Canyon project would not be developed.

Library Services

No additional population would be generated at the project site that would create additional demand for library services.

Conclusion

The objectives of the proposed project include a 549 lot tract map that would permit the development of 542 single family residential lots with a wide variety of lot and housing products on approximately 211.4 acres of the 548.1 acre site, as well as allocation of three open space lots, two park lots, a sheriff sub-station lot and a fire station lot. A 9.0±-acre off-site elementary school site is being offered as mitigation for potential education impacts. The proposed project seeks a change of zoning and land use designations for the site to allow clustered

development in the southwesterly portion of the site where it would be adjacent to similar land uses, and large areas of open space could remain on-site. Under Alternative 1, the site would remain vacant and undeveloped. None of the applicant's project objectives of providing a range of residential lot sizes and housing types, a fire station site, a sheriff sub-station site, parklands, or a school site in the Pinetree area would be achieved.

This alternative is considered both economically and operationally infeasible, as it does not meet the applicants basic objectives for the site. In addition, the project site is bordered on the west with existing and under-construction residential development in character with the densities and design of the proposed project.

5.3.2 Alternative 2 – Existing Area Plan (SCVAP) Land Use Design

Under Alternative 2, the existing land use designations, as listed in the Santa Clarita Valley Area Plan, including N2 (Non-urban 2) and HM (Hillside Management) were used to determine the alternative project's design. The range of allowable density under these land use designations is one-acre minimum lot size to 20-acre minimum lot size with one dwelling unit per lot. Alternative 2 was also designed to keep the proposed land uses on-site at exterior noise levels of CNEL 60 or less. This is the exterior noise range considered to be Normal.

Alternative 2 assumes: (1) that the highest threshold of density and dwelling units is possible under the existing land use designations; and (2) that the number of dwelling units would be maximized. Therefore, this alternative would result in a total of 265 single-family residential dwelling units (107 units in the N2 designation and 158 units in the HM designation). As with the proposed project, two park sites, three open space lots and the fire station lot are included in this alternative. No sheriff sub-station or elementary school site lots are included in this alternative due to the exterior noise level constraint. An illustration of this alternative design is available as **Figure 5.0-1**.

This alternative would result in residential estate style lots with minimum one acre lot sizes. This Alternative design has been clustered in the southwesterly portion of the property in order to avoid areas of potential geotechnical instability, to preserve the major hillsides and ridges in the most northerly and easterly portions of the site, to retain large areas of open space, and to avoid the majority of the Spring Canyon drainage. In addition, the clustering of the lots in this part of the site represents a logical extension of the existing residential land uses to the west.

Development would occur within a slightly smaller development envelope than the proposed project. Approximately 210± acres of the site would be subject to grading and development, as opposed to 250± acres with the proposed project. A

comparison of Alternative 2 and the proposed project is provided below and is summarized in **Table S-2** of the Summary section.

Geotechnical Hazards

Alternative 2 would result in development over a reduced portion of the project site. Implementation of this design would require grading and landform modification of approximately 210 acres of the site. Potentially adverse geotechnical impacts associated with Alternative 2 are expected to remain the same as to the proposed project due to slope instability and remedial grading of the development site.

Flood Hazard

Alternative 2 would result in the development of fewer residential units and, in turn, less impermeable surfaces to affect surface runoff rates and velocities. However, the site would be subject to the same adverse impacts related to flood hazards as the proposed project due to the development area and the flood plains. The major storm drain improvements would still be required. As with the proposed development, all drainage improvements would be constructed to the satisfaction of the County of Los Angeles Department of Public Works.

Noise

Development of Alternative 2 would result in noise impacts typically associated with grading and construction. These impacts are considered comparable to impacts expected from the proposed project since it is expected that site grading would require an identical mix of equipment operating over the same geographic area. Therefore, construction noise impacts would be the same those associated with the proposed project. Long-term operation noise impacts associated with Alternative 2 would occur as a result of increased vehicle trips generated by population that would occupy the on-site residential units. The existing exterior noise levels in the southwesterly and southeasterly portions of Alternative 2 fall into the range of Normal to Conditionally Acceptable of 55-60 dB; where no residential or public land uses adjacent to the freeway fall in areas with exterior noise levels of CNEL 65 or greater. Interior noise levels of CNEL 45 would be achieved for all buildings proposed using standard building practices.

Air Quality

Adverse air quality impacts would be experienced as a result of construction and operation of Alternative 2. Development would occur on about 210± acres of the property under Alternative 2. Therefore, the 29% decrease in development size

will reduce the short-term construction impacts that are associated with the proposed project.

Long-term operational air quality impacts of Alternative 2 would result from stationary and mobile sources related to this alternative. The decrease in the number of vehicle trips (mobile emissions source) as well as the number of dwelling units (stationary emissions source) would be about 50% less than the proposed project. Therefore, long-term operational impacts associated with Alternative 2 are considered to be about 50% less than the proposed project.

TABLE 5.3.1

ESTIMATED OPERATIONAL EMISSIONS – ALTERNATIVE 2
V.T.T.M. 48086

	Emissions in Pounds per Day				
Emissions Source	***CO***	***VOC***	***NO_x***	***SO_x***	***PM_{10}***
Total Proposed Project (542 units) Emissions:	213.3	52.2	67.1	3.9	255.2
Total Alternative 2 (265 units) Emissions (about 50% less)	106.7	26.1	33.6	1.9	127.6
SCAQMD Threshold:	**550.0**	**55.0**	**55.0**	**150.0**	**150.0**
Alt. 2 Exceeds Threshold?:	**NO**	**NO**	**NO**	**NO**	**NO**

Source: Impact Sciences, Inc. Emissions calculations are provided in Appendix B.
Totals in table may not appear to add exactly due to rounding in the computer model calculations.

As indicated in **Table 5.3.1**, unmitigated levels in all emission categories would be less than the SCAQMD's significant threshold for Alternative 2 under long-term operational conditions.

Biological Resources

Alternative 2 is assumed to allow the buildout of a decreased number of residential units than the proposed project. This alternative would impact approximately 40 less acres of the site. Forty less acres of vegetation and habitat for plants and wildlife would be lost under this alternative, specifically, the upper reach along the Tapie/Spring Canyon ridge in the central portion of the project site. There would also be unquantifiably less mortality on wildlife under this alternative due to the project size reduction. The increased contiguity of open space in the northeasterly portion of the project site under this alternative could allow for increased east to west wildlife movement ability after development. Impacts associated with wildlife movement from north to south would remain the same as the proposed project. Indirect biological impacts, including loss of

habitat to brush clearance, human encroachment and introduction of non-native predators, would be reduced under Alternative 2 due to the reduced development footprint and number of dwelling units, less population generated under this alternative, and less dwelling units adjacent to open space areas.

Cultural Resources

Although there will be approximately 50% less dwelling units proposed under Alternative 2, the development area would still result in the same amount of impacts to cultural resources comparable to the proposed project due to larger lot size requirements of the existing SCVAP land-use designations. Due to biological restrains, geotechnical constraints in northerly part of the site, and the preservation of upper Spring Canyon; avoidance of resource sites *Shadow Pines 1, 2,* and *5* would not be achieved under this alternative. However, avoidance of *Shadow Pines 3* and *4* would occur due to the reduced development envelope. Thus, impacts related to cultural resources would be less under Alternative 2 than the proposed project.

Visual Impacts

Alternative 2 would result in the location of the dwelling units over 40-acres less of the project site. Buildout of this alternative would be within the same development envelope as the proposed project, with the exception of the main ridgeline between Tapie and Spring Canyons. The development envelope has been pulled back along this ridgeline. The lots in this alternative are larger and it is anticipated that the houses would be larger and more widely spaced. A visual barrier berm would be placed along the 14 Freeway in the southwest corner of the site to shield the most prominent view of the site traveling northbound as one passes the Stonecrest development. The berm would be vegetated with native vegetation to present naturalistic view along this stretch of the freeway. As with the proposed project, the prominent ridgelines and peaks in the northerly and easterly portions of the site that frame the development would be preserved. Impacts related to visual qualities under Alternative 2 would be less than the proposed project.

Traffic/Access

Access would still be provided via Spring Canyon Road via Soledad Canyon, as well as from two interior streets that are part of the westerly adjacent tract. Alternative 2 would result in buildout of approximately 50% less residential units than the proposed project. Thus, it will reduce traffic trips in the area by approximately 50 %, from 5,198 to 2,959. A negligible amount of traffic would be generated by the proposed future fire station, but no sheriff sub-station or

school-related traffic would be generated. As with the proposed project, traffic impacts would be mitagable to levels that are less than significant based on the County of Los Angeles' and the City of Santa Clarita's criteria.

Sewage Disposal

The 265 dwelling units assumed under Alternative 2 would generate 0.07 mgd[1] of wastewater daily. This figure is half of the 0.14 mgd generated by the proposed project. Thus, the impact of Alternative 2 related to sewage disposal is considered less than the proposed project.

Education

Alternative 2 would result in the buildout of 265 dwelling units. The number of students generated by Alternative 2 who would attend the Sulphur Springs Elementary School District's schools serving the project site would be 105 students[2], or 111 fewer students than would be generated by the proposed project. Alternative 2 would generate 78[3] students who would attend William S. Hart Union High School District schools; 78 fewer students than the proposed project. Thus, Alternative 2 would result in adverse impacts upon education that would be less than the proposed project.

Fire Protection

Alternative 2 consists of 277 fewer residential units than the proposed project. Alternative 2 will decrease in the demand for fire protection services by approximately 50% when compared to the proposed project. As with the proposed project, additional manpower, equipment, and facilities would be required to service the demand generated by this alternative. The fire station lot would be offered under this alternative.

Sheriff Protection

Alternative 2 would result in a resident population of 819 persons.[4] This alternative would result in the need for less than one additional Sheriff's deputy, based on a planning ratio of one officer per 1,000 population. The tax revenue generated by the proposed project is considered to offset the Sheriff protection demand for this alternative. The demand for an additional deputy is one less deputy than what is demanded by the proposed project.

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1 Calculated using a sewage generation factor of 260 gallons per dwelling unit per day.

2 Calculated by multiplying 265 dwelling units under Alternative 2 by 0.398 elementary school students generated per dwelling unit.

3 Calculated by multiplying 265 dwelling under Alternative 2 by 0.10 junior high school students generated and 0.20 high school students generated per dwelling unit.

4 Based on 3.09 persons per dwelling unit at 265 dwelling units.

Figure 5.0-1



ALTERNATIVE 2 - EXISTING AREA PLAN (SCVAP) LAND USE DESIGNATION

Not to scale

VESTING TENTATIVE TRACT MAP NO. 48086

LDC

Water Service

Water service demand generated by buildout and operation of Alternative 2 would be approximately 239 acre feet per year.[5] This figure represents 249 acre feet per year less demand than the proposed project. Therefore, water service demand impacts generated by Alternative 2 would be less than the proposed project. The applicant would continue to contribute, although less, to the infrastructure improvements that the Newhall County Water District is implementing.

Solid Waste

Alternative 2 would generate a resident population of 819 persons. Yearly tonnage of solid waste generated by Alternative 2 would be one ton per person per year for a total of 819 tons of solid waste per year, or ±2 tons per day. These figures represent approximately 50% less solid waste generated by Alternative 2 than the proposed project. Therefore, it is considered that Alternative 2 would result in 50% less impacts related to solid waste than the proposed project.

Environmental Safety

Alternative 2 would result in 265 residential units within a development envelope that is 40-acres smaller than the proposed project. Due to the increased lot sizes, less lots will be placed next to the gas line.

Recreation

Alternative 2 would generate a resident population of 819 persons. Because there will be approximately 50% less residential population under Alternative 2, the demand for resident parkland would also be less than demand generated by the proposed project. Thus, the impact upon recreation associated with implementation and buildout of Alternative 2 would be less than the proposed project. Under both development plans, parklands shall be dedicated on-site.

Library Services

The population associated with buildout and operation of Alternative 2 (819 persons) would demand 286 square feet additional library area and 178 additional library material items.[6] These figures are about 50% less than the demand estimated for the proposed project. The library service impact expected as a result of Alternative 2 is therefore about 50% less than the proposed project. As with the proposed project, established mitigation fees would be required to offset the demand.

5 Calculated using a water demand rate of 0.90 acre feet per year per dwelling unit.
6 Calculated using generation rates of 0.35 square feet of library space per capita and 2.0 library material items per capita.

Conclusion

The objectives of the proposed project include a 549 lot tract map that would permit the development of 542 single family residential units on 211.4 acres of the 548.1 acre project, as well as allocation of three open space lots, two park lots, a sheriff sub-station and a fire station lot. The proposed project seeks a change of zoning and land use designations for the site to allow clustered development in the southwesterly portion of the site, immediately adjacent to existing residential uses. The proposed project also plans to provide residential units that are similar in character and density to the westerly adjacent land uses, while offering a variety of lot sizes and housing product types.

Alternative 2 would result in development of a maximum of 265 single-family residential estate style lots that would be allowed under the present SCVAP Land Use Plan. This alternative would not include school or sheriff sites. In addition to not meeting the proposed project's objectives, this alternative is considered economically infeasible due to the lower ratio of housing units to infrastructure costs. The cost of necessary improvements spread over the lesser number of lots would reduce the marketability of the lots in this area.

5.3.3 Alternative 3 – Reduced Density

Alternative 3 considers a development envelope, which is similar to the proposed project with the exception of eliminating some of the development along the main ridgeline that separates Tapie and Spring Canyons, and including the construction of a visual barrier berm at the southwesterly corner of the site. Alternative 3 (Reduced Density Alternative) consists of 460 single-family lots, 313± acres of open space, two park sites (18.0 ac.), a 1.8-acre sheriff's sub-station, a 3.2-acre fire station lot, and a 9.0-acre school site. This represents a 17 percent (82 units) decrease in single-family residential units from the proposed project and an 18 percent (45 acres) increase in open space.

Under this alternative, 82 less single family residential units would be developed along the northerly reach of the central ridgeline separating Tapie and Spring Canyons. Open space would become approximately 45 acres larger in this portion of the project site as compared to the proposed project. **Figure 5-2** illustrates the reduced development envelope and the placement of the visual barrier berm included in Alternative 3.

Geotechnical Hazards

Alternative 3 would result in geotechnical impacts comparable to the proposed project. Grading and landform modification of Alternative 3 would be consistent

with that by the proposed project. The exception is approximately 45 acres that would be left natural along the northeasterly portion of the ridge that separates Tapie and Spring Canyons. Since the development envelope would be shortened in the more elevated portion of the project site where development would occur under the proposed project, Alternative 3 is considered to result in less geotechnical impacts than the proposed project.

Flood Hazard

Alternative 3 would result in the development of fewer residential units and, in turn, less impermeable surfaces to affect surface runoff rates and velocities. However, the site would be subject to the same impacts related to flood hazards as the proposed project. The major storm drain improvements would still be required. As with the proposed development, all drainage improvements would be constructed to the satisfaction of the County of Los Angeles Department of Public Works.

Noise

Development of Alternative 3 would result in noise impacts typically associated with grading and construction. These impacts are considered comparable to impacts expected from the proposed project since it is expected that site grading would require an identical mix of equipment operating over a similar geographic area. Therefore, construction noise impacts would be the same as those associated with the proposed project.

Long-term operation noise impacts associated with Alternative 3 would occur as a result of increased vehicle trips generated by population that would occupy the on-site residential units. The existing exterior noise levels in the southwesterly and southeasterly portions of Alternative 3 fall into the range of Normal to Conditionally Acceptable of 55-60 dB. No residential or public land uses adjacent to the freeway fall in areas with exterior noise levels of CNEL 65 or greater. As with the proposed project, standard construction practices would reduce interior noise levels for all uses to 45 CNEL or less. The decreased number in vehicle trips may result in reduction of operational noise that would be experienced due to the implementation of this alternative.

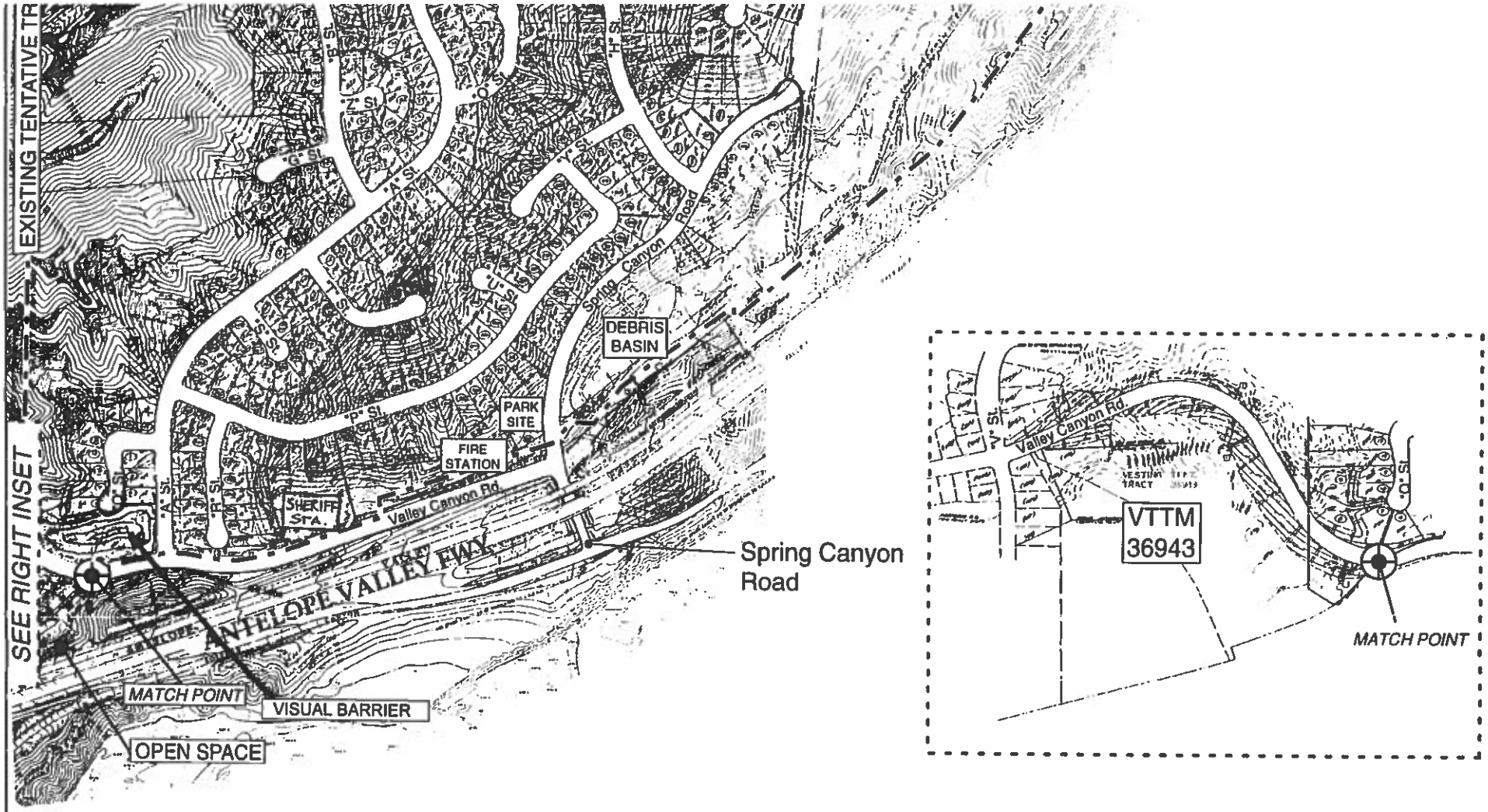

EXISTING TENTATIVE TR
SEE RIGHT INSET
DEBRIS BASIN
PARK SITE
FIRE STATION
SHERIFF Sta.
Valley Canyon Rd.
Spring Canyon Road
ANTELOPE VALLEY FWY.
MATCH POINT
VISUAL BARRIER
OPEN SPACE
VTTM 36943
MATCH POINT
SEE LEFT MATCHPOINT
Project Area Boundary Line
Alternative 3 - Reduced Density
Not to scale
VESTING TENTATIVE TRACT MAP NO. 48086
LDC

Figure 5.0-2

Air Quality

Short-term air quality impacts during grading and construction would be reduced under Alternative 3 compared to the proposed project due to approximately 45 less acres to be graded and 82 less single family residential units to be constructed.

Long-term air quality impacts would also be less than the proposed project under Alternative 3 with less daily traffic generated and approximately 14% less development on the project site. This, in turn, would result in less gasoline, natural gas and electricity consumption as well as associated air pollutant emissions than the proposed project.

TABLE 5.3.2

ESTIMATED OPERATIONAL EMISSIONS – ALTERNATIVE 3
V.T.T.M. 48086

	Emissions in Pounds per Day				
Emissions Source	**CO**	**VOC**	**NO_x**	**SO_x**	**PM_{10}**
Total Proposed Project (542 units) Emissions:	213.3	52.2	67.1	3.9	255.2
Total Alternative 3 (460 units) Emissions (about 16% less)	179.3	43.9	56. 4	3.3	214.2
SCAQMD Threshold:	**550.0**	**55.0**	**55.0**	**150.0**	**150.0**
Alt. 3 Exceeds Threshold?:	**NO**	**NO**	**YES**	**NO**	**YES**

Source: Impact Sciences, Inc. Emissions calculations are provided in Appendix B.
Totals in table may not appear to add exactly due to rounding in the computer model calculations.

As indicated in **Table 5.3.2**, unmitigated levels of PM10 and NOx would remain slightly higher than the SCAQMD's significant threshold for Alternative 3 under long-term operational conditions. With mitigation similar to the proposed project, emissions of NOx would be less than significant, but PM10 emissions would remain above the significant threshold.

Biological Resources

Under Alternative 3, there will be approximately 45 acres more open and undisturbed land within the property boundary. This alternative will have an increase of 15% of dedicated open space than the proposed project. Fifteen percent less natural vegetation and habitat for plants and wildlife would be lost under this alternative, specifically, the upper reach along the Tapie/Spring Canyon ridge in the central portion of the project site. The potential mortality of wildlife

may also be reduced under this alternative due to the reduction in project-grading. The increased contiguity of open space in the northeasterly portion of the project site under this alternative could allow for increased east to west wildlife movement ability after development. Wildlife impacts associated with north to south movement would remain the same as the proposed project. Indirect biological impacts, including loss of habitat to brush clearance, human encroachment and introduction of non-native predators, would be reduced under Alternative 3 due to the reduced development footprint and number of dwelling units, less population generated under this alternative, and less dwelling units adjacent to open space areas.

Cultural Resources

Alternative 3 would result in impacts to cultural resources comparable to the proposed project. Due to biological restrains, geotechnical constraints in northerly part of the site, and the preservation of upper Spring Canyon, avoidance of resource sites *Shadow Pines 1, 2,* and *5* would not be achieved under this alternative. However, avoidance of *Shadow Pines 3* and *4* would occur due to the reduced development envelope. Thus, impacts related to cultural resources would be less under Alternative 3 than the proposed project.

Visual Qualities

Alternative 3 would result in a development envelope that is reduced by 40 acres over the proposed project. The 82 dwelling unit reduction under this alternative would lower the height of developed areas on the project site by 125 feet over the proposed development in the upper northeasterly reach of the development envelope along the upper ridge of Spring Canyon. A visual barrier berm would be constructed along the 14 Freeway in the southwest corner of the site to shield the most prominent view of the site traveling northbound as one passes the Stonecrest development. The berm would be vegetated with native vegetation to present naturalistic view along this stretch of the freeway. This location was chosen for a berm since the homes along the Spring Canyon ridgeline and the homes in Tapie Canyon are most visible from this view (see **Figure 4.8-3** of the Visual section). As with the proposed project, the prominent peaks and ridgelines in the most northerly and easterly portions of the site that frame the project would be preserved. Impacts related to visual qualities under Alternative 3 would be less than the proposed project.

Traffic/Access

Alternative 3 would result in the buildout of 82 less residential units than the proposed project. Less residential units would, in turn, generate less vehicle trips. The decreased number in vehicle trips of Alternative 3, approximately 4412 trips per day for residential uses plus, 858 trips per day for the school and public service lots, would reduce traffic/access impacts by approximately 13%.

Sewage Disposal

The 460 dwelling units assumed under Alternative 3 would generate 0.12 mgd[7] of wastewater daily. This figure is 0.02 mgd less than the proposed project. Thus, the sewage disposal impact generated under Alternative 3 would be less than the proposed project.

Education

Alternative 3 would result in the buildout of 460 dwelling units. The number of students generated under Alternative 3 who would attend the Sulphur Springs Elementary School District's schools serving the project site would be 183 students[8] ; 33 fewer students than would be generated by the proposed project. Alternative 3 would generate 138[9] students who would attend William S. Hart Union High School District schools, or 18 fewer students than the proposed project. Thus, Alternative 3 would result in adverse impacts upon education that would be less than the proposed project. As with the proposed project, the 9.0-acre elementary school site would be offered as mitigation for this alternative.

Fire Protection

Alternative 3 consists of 82 fewer residential units than the proposed project. The demand generated by Alternative 3 for fire protection services is considered less than the proposed project. Additional manpower, equipment, and facilities may be required to service the additional demand generated by this alternative. Because the LACFD's ability to meet additional demand is based on tax revenue generated, the tax revenue generated by the alternative would assist in meeting demand. Additionally, the inclusion of a fire station lot under this alternative would further reduce impacts generated as result of buildout. Therefore, the impact upon fire protection resulting from development of Alternative 3 is considered less than the proposed project.

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[7] Calculated using a sewage generation factor of 260 gallons per dwelling unit per day.

[8] Calculated by multiplying 460 dwelling units under Alternative 3 by 0.398 elementary school students generated per dwelling unit.

[9] Calculated by multiplying 460 dwelling under Alternative 3 by 0.10 junior high school students generated and 0.20 high school students generated per dwelling unit.

Sheriff Protection

Alternative 3 would result in a resident population of 1,421 persons.[10] The alternative would result in the need for one to two additional Sheriff's deputies, based on a planning ratio of one deputy per 1,000 population. The tax revenue generated by the proposed project is considered to offset the Sheriff protection demand for this alternative. The demand for an additional one to two deputies is comparable to the proposed project; however, because the resident population of the Alternative 3 would be less than the proposed project, the demand for Sheriff protection services would be less as well. Additionally, the inclusion of a sheriff sub-station lot under this alternative would further reduce impacts generated as result of buildout. Therefore, Alternative 3 is considered to result in an impact related to Sheriff protection that is less than the proposed project.

Water Service

Water service demand generated by buildout and operation of Alternative 3 would be 414 acre-feet per year.[11] This figure represents 74 acre-feet per year less demand than the proposed project. Therefore, water service demand impacts generated by Alternative 3 would be less than the proposed project.

Solid Waste

Alternative 3 would have a resident population of 1,421 persons. Yearly tonnage of solid waste generated by Alternative 3 would be one ton per person per year for a total of 1,421 tons of solid waste per year, or 3.9 tons per day. These figures represent 254 tons per year, or 0.7 tons per day, less solid waste generated by Alternative 3 than the proposed project. Thus, Alternative 3 would result in less impact related to solid waste than the proposed project.

Environmental Safety

Alternative 3 would locate 15 fewer lots alongside the Southern California Gas Company easement compared to the proposed project. The reduction in lots would result in less exposure of residential population to potential environmental safety impacts of the on-site pipelines. Therefore, the environmental safety impact associated with Alternative 3 is considered slightly less than the proposed project.

[10] Based on 3.09 persons per dwelling unit at 460 dwelling units.
[11] Calculated using a water demand rate of 0.90 acre feet per year per dwelling unit.

Recreation

Alternative 3 would generate a resident population of 1,421 persons. This figure is 254 persons less than the proposed project. Because resident population of Alternative 3 would be less than the proposed project, resident parkland demand for this alternative would be less than the resident parkland demand generated by the proposed project.

Library Services

The population associated with buildout and operation of Alternative 3 (1,421 persons) would demand 497 square feet additional library area and 2,842 additional library material items.[12] These figures are 155 square feet and 508 library material items less than the demand estimated for the proposed project. The library service impact expected as a result of Alternative 3 is therefore less than the proposed project.

Conclusion

The objectives of the proposed project include a 549 lot tract map that would permit the development of 542 single family residential units on 211.4 acres of the 548.1 acre project, as well as allocation of three open space lots (279.4 acres), two park lots (18.0 acres), a 1.8-acre sheriff sub-station lot and a 3.2-acre fire station lot. A ±9.0-acre graded school site is also being offered adjacent to the site. The proposed project seeks a change of zoning and land use designations for the site to allow clustered development in the southwesterly portion of the site.

Alternative 3 would result in a 466-lot subdivision with development of 460 single-family lots, two park sites lots (18.0 acres), a fire station lot (3.2 acres), a sheriff sub station lot (1.8 acres), and three open space lots (313 acres). The main difference between Alternative 3 and the proposed project is the reduction of residential lots along the ridge and the addition of a visual barrier berm to shield the most prominent view of the homes proposed along the central ridgeline of the site from the northbound freeway lanes. Dedicated open space areas would also be increased by approximately 40 acres.

Implementation of this alternative is considered infeasible as it would only partially achieve the applicant's objectives for the site. Elimination of the 82 lots along the ridge would reduce the economic feasibility of the proposed project. Due to the elimination of those lots, the development cost per lot for infrastructure improvements will reduce the marketability of the project compared to the comparable developments in the area.

[12] Calculated using generation rates of 0.35 square feet of library space per capita and 2.0 library material items per capita.

Alternatives Discussion Conclusion

In addition to the discussion and comparison of impacts of the proposed project and the alternatives, the CEQA Guidelines require that an "environmentally superior" alternative be selected. In general, the environmentally superior alternative is the alternative that would be expected to generate the least number of adverse impacts. In this case, the No Project Alternative would generate the least number of adverse impacts. However, Section 15126(d)(2) of the CEQA Guidelines requires that an environmentally superior alternative be selected above and beyond the No Project Alternative. Based on the alternative analysis provided above, it has been determined that Alternative 2, Existing Area Plan (SCVAP) Land Use Design, would result in the fewest number of adverse impacts therefore, it would be the environmentally superior alternative.

Alternative 2 was chosen as the environmentally superior alternative as it would create incrementally fewer impacts to all the impact factors and would ultimately result in two (2) less requirements for an over-riding consideration. Whereas the proposed project would require over-riding consideration decisions for long-term Air Quality and Biological Resources impacts; Alternative 2 would only require an over-riding consideration decision for Biological impacts. It is anticipated that Alternative 2 would generate less than significant long-term air quality and traffic impacts.

Alternative 2 is considered economically infeasible due to the lower ratio of housing units to infrastructure costs. The cost of necessary improvements spread over the lesser number of lots would reduce the marketability of the lots in this area.

5.4 THE GROWTH-INDUCING IMPACTS OF THE PROPOSED ACTION

Section 15126.2(d) of CEQA requires a discussion of the ways in which the proposed project could be growth-inducing. Growth inducement can be defined as any action which would remove obstacles to population growth; could foster economic or population growth, or could encourage the construction of new housing. A project may also be growth-inducing if it increases population so as to further tax community serving facilities, or if it encourages and facilitates other activities that may significantly affect the environment

Development of the proposed project would result in the provision of new infrastructure (i.e., utilities and access road) on the vacant project site. Infrastructure would need to be extended from existing sources which are south and west of the site. Additionally the project proposes a change in residential density which would allow for more residences to be located on the site.

Although these changes would allow for population growth on the project site, these changes are not expected to result in off-site population growth or the removal of an impediment to population growth in the surrounding environment. Thus, the proposed project would not remove obstacles to population growth and, therefore, is not considered growth inducing under this criterion.

Development of the proposed project would add a residential population on the currently vacant project site. The increased population would create additional demands on community serving facilities, such as libraries, schools, and fire and sheriff departments. However, the proposed project would mitigate its population impacts upon community serving facilities to less than significant levels. Therefore, the proposed project is not expected to tax these facilities upon buildout and is not considered growth inducing under this criterion.

The proposed project site is located at the outer fringe of existing development in this area of the Santa Clarita Valley. The lands surrounding the project site are either in the process of being builtout, are in the midst of the planning process for development, or are functioning as residential, commercial, or mining land uses. Therefore, development of the proposed project is not expected to encourage or facilitate other activities (developments) that may significantly affect the environment.

In conclusion, the proposed project is not considered to result in growth inducing impacts upon the surrounding environment because it would not remove obstacles to population growth or tax community serving facilities due to population growth, nor would the project encourage or facilitate activities that may significantly affect the environment.

5.5 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Section 15126(f) of CEQA requires that the irreversible commitment of resources associated with project implementation be examined. Many impacts associated with urban development result in the commitment of resources, both short-term and long-term. The transition from a natural state to a developed site is generally viewed as an irreversible change. Under the proposed plan approximately 211.4 acres of the 548.1-acre site would be irretrievably committed to urban uses.

Construction of the project would involve quantities of building materials and energy, which are nonrenewable resources. Urbanization of the site also commits future resources to the maintenance of the development and in the production of goods to be used by the residents of the site.

Development of the proposed project would result in the irreversible commitment of wildlife habitat and vegetation resources. Visual resources would be irretrievably altered by the grading and topographic changes necessary to develop the project as proposed. Many of the environmental impacts associated with urbanization are not necessarily permanent and the effects of development can be reversed, although reversion is not likely to occur. The proposed development would also require an irreversible commitment of public facilities and services, and sewage and solid waste disposal services.

6.0 REFERENCES

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Williams, D.F. 1986. Mammalian Species of Special Concern in California. California Department of Fish and Game Wildlife management Division Administrative Report 86-1. Sacramento, CA.

7.0 EIR PREPARERS

This document has been prepared for the County of Los Angeles Department of Regional Planning by:

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**This document also contains information provided by:*

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EXHIBIT E

LA COUNTY PLANNING

REGIONAL PLANNING COMMISSION APPEAL FORM

DATE: 10/31/2024

TO: Ms. Elida Luna
Regional Planning Commission Secretary
Department of Regional Planning
County of Los Angeles
320 W. Temple Avenue, Room 1350 Los Angeles, CA 90012
appeal@planning.lacounty.gov

FROM: Chad Christensen, Mountains Recreation and Conservation Authority
Name

SUBJECT:

Project Number(s): Project No. 96044-(5), CUP 96-044-(5), Amend. Tract Map No. 48086, Oak Tree No. 201300020, Plan No. RPPL2018004065

Case Number(s): CUP Modification No. RPPL2019002028

Case Planner: Marie Pavlovic

Address: North of the Antelope Valley Freeway (SR-14) and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon, in the Soledad Zoned District

Assessor Parcel Number: 3211-021-054 + 514 Lots created by TR48086, TR48086-1, TR48086-2, and TR48086-3

Planning Area: Santa Clarita Valley Planning Area

Entitlement Requested:

Related Zoning Matters:

Tentative Tract/Parcel Map No.	VTTM 48086
CUP, VAR, or Oak Tree No.	CUP 96-044-(5), Oak Tree No. 201300020, Plan No. RPPL2018004065
Change of Zone Case No	
Other	

I am appealing the decision of (check one and fill in the underlying information)

☐ **Director** ☑ **Hearing Officer**

Decision Date: 10/22/2024

Public Hearing Date: 10/22/2024

Hearing Officer's Name: Diane Temple

Agenda Item No.: 3

The following decision is being appealed (Check all that apply)

☐ The Denial of this request

☑ The Approval of this request

☑ The following conditions of approval:

COAs 15, 17, 36, and 40

List conditions here

The reason for appeal is as follows:

COA 15
COA 15 indicates the Project will grade 7,237,000 cubic yards of earth with no analysis of lead contamination to air or water quality despite Project materials that state: "... shooting, hunting, and off-road vehicle activity ... occurs on the site on an almost daily basis" (D-EIR, 4.6-15). The lack of lead analysis leaves the County open to liability should Project grading mobilize

Are you the applicant for the subject case(s) (check one)? ☐ Yes ☑ No

The appeal filing fee as indicated on the Fee Schedule (https://planning.lacounty.gov/fees) may be paid online via Epic-LA (https://epicla.lacounty.gov/SelfService/#/home), or submitted herein (cash, check, credit card or money order). Make checks payable to Los Angeles County.

Appellant Signature

Chad Christensen
Print Name

26800 Mulholland Highway, Calabasas, CA 91302
Address

chad.christensen@mrca.ca.gov
Email

(310) 589-3230 x.121
Day Time Telephone No.

From:	DRP Appeal
To:	chad.christensen
Cc:	DRP Appeal; Kevin Finkel; Mitch Glaser; Susan Tae; Marie Pavlovic; Joshua Huntington
Subject:	RE: Appeal to RPC (Non-Applicant) Mountains Recreation and Conservation Authority/Chad Christensen_Project No. 96-044-(5); CUP Modification No. RPPL2019002028
Date:	Monday, November 4, 2024 12:33:14 PM
Attachments:	rpc_appeal - Spring Cyn 96-044-(5) signed.pdf Receipt.pdf

---

Hi Chad,

Thank you for completing your appeal fee, your receipt is attached. Mari, cc'd, will contact you with further instructions. Thank you.

I'm also confirming that the Text Box for the reason to appeal has the following information:

COA 15
COA 15 indicates the Project will grade 7,237,000 cubic yards of earth with no analysis of lead contamination to air or water quality despite Project materials that state: "... shooting, hunting, and off-road vehicle activity ... occurs on the site on an almost daily basis" (D-EIR, 4.6-15). The lack of lead analysis leaves the County open to liability should Project grading mobilize lead shot known to exist in Tapie and Spring Canyons.

COA 15 requires the Project "shall be graded, developed, and maintained in substantial compliance with the approved Fourth Amended Vesting Tentative Tract Map No. 48086-(5) and Exhibit "A" (dated August 14, 2018)." This referenced Exhibit "A" claims to provide a Wildlife Undercrossing of future Yellowstone Lane in the southwest extent of the Project leading to the SR-14 Spring Creek culvert which eventually drains to the Santa Clara River Significant Ecological Area; however, "Development of the site as planned would eliminate the available [wildlife] linkage via the [SR-14] culvert. The on-site [Yellowstone Lane] culvert mouth would be surrounded by development and would not be used by any but the most tolerant wildlife species, such as raccoon and opossum. The loss of the scrub oaks and holly-leafed cherry in lower Tapie Canyon will be significant for local wildlife" (D-EIR, 4.6-23). Thus, what appears on paper as a Wildlife Undercrossing of Yellowstone Lane is actually a linkage to/from nowhere for regional wildlife except for the most urban-adapted species.

COA 15 similarly attempts to require a wildlife linkage at the off-site SR-14 "underpass at Stonecrest Road [that] is presently a significant choke-point and its importance will be magnified with the elimination of the [SR-14] culvert [linkage]. While the reconstruction (i.e., road widening to existing pillars, addition of a raised 5' sidewalk, and a separate 8'-wide, raised equestrian/wildlife trail) of site access at Stonecrest Road has been designed in attempt to reduce the significance of the project's overall impact on the regional wildlife movement corridor, wildlife movement may be significantly inhibited" (D-EIR 4.6-23). Again, what appears to be an on-paper wildlife linkage is an 8-foot-wide multi-use trail under the SR-14 Freeway with no visual, light, or noise shielding that will connect wildlife to Soledad Canyon Road that, if improved per plan, "... will provide for sight distance along Soledad Canyon Road for a 60 MPH design speed" (D-EIR 4.9-30). The Stonecrest Road wildlife linkage improvement must, at minimum, be amended to include wildlife exclusion fencing, with appropriate jump-outs, along both the north and south SR-14 rights-of-way, in order to prevent wildlife directed to the Stonecrest Road undercross from straying onto the SR-14 Freeway and allowing animals to escape the SR-14 exclusion fencing should they become trapped on the Freeway side.

Given the CDFW's inclusion of the Southern California Evolutionary Significant Unit of mountain lion as a candidate species for protection by the California Endangered Species Act (CESA), the Project will substantially affect a rare, threatened, or endangered species (or the habitat of such species), interfere with the movement of a migratory wildlife species, and substantially diminish habitat for wildlife. The increase of Soledad Canyon Road to 60 MPH will result in additional wildlife-vehicle collisions should wildlife attempt to

use the Stonecrest Road wildlife linkage. Soledad Canyon Road speeds should be reduced to 35 MPH—with photo enforcement—if this is truly intended to be a wildlife corridor to/from the Santa Clara River.

COA 17
COA 17 attempts to improve COA 15's requirement for an 8-foot-wide multi-modal trail for wildlife linkage "with indigenous/native landscaping to guide wildlife on the riding-hiking-wildlife trail to the east and south across Soledad Canyon Road and out of the intersection" (Report to Hearing Officer dated October 8, 2024, pg. 7 of 15). However, as shown on Exhibit "A" (August 14, 2018) there is no opportunity to install vegetation in the Stonecrest Road undercross of SR-14 that would retain north- and south-bound Stonecrest Road traffic lane widths of at least 14 feet—vegetation encroachment into the multi-modal trail or at least one traffic lane would be required.

COA 17 updates the Project to include Oak Tree Permit No. 201300020 that included a re-survey of the property for oak trees in February 2013. Because this re-survey only included field data sheets for then Ordinance-sized trees, Oak Tree Permit No. 201300020 is outdated, insufficient, and must be supplemented with a current survey of all onsite oak trees to ensure none of approximate 2,650 oak trees that were deemed not subject to the Los Angeles County Oak Tree Ordinance from the 2013 re-survey have grown to become Ordinance-sized and protected trees.

COA 17 amends the condition that the Permittee transfer the Open Space lots to a public agency, or non-profit conservation organization where a "... final executed agreement shall include a reasonable endowment for maintenance as agreed upon by the public agency, or non-profit agency, or non-profit conservation organization and permittee, and must be to the satisfaction of the Director" (Report to Hearing Officer dated October 8, 2024, pg. 6 of 15) that is insufficiently vague to deliver adequate public recreation and habitat and fire safety benefit for this stage of Project approvals.

COA 36
COA 36 adds solar panel and electrical upgrade components to the prior condition that was previously limited to water-saving devices and technology. Because this Project is located in a State-recognized Very High Fire Hazard Severity Zone, COA 36 must also impose structure hardening requirements including, but not limited to: closed eaves, metal roll-down shutters on all first floor windows for structures that abut open space lots, and sufficient HVAC systems for all occupied structures to allow residents and school attendees to shelter-in-place.

COA 40
COA 40 appears to eliminate the prior requirement that the Permittee construct a restroom facility as part of the Active Park improvements. While this restroom facility may be re-required as part of a future agreement with the Department of Parks and Recreation, the removal of the restroom facility from COA 40 indicates the County may not require the Active Park to provide reasonable restroom facilities for Active Park users. Failure to provide an adequate restroom facility at the Active Park will result in park users improvising restrooms and increasing adverse impacts to native habitat areas. Without the condition that the Permittee construct the restroom, restroom construction costs will likely shift to the Department of Parks and Recreation that is already over-burdened with developing park facilities for under-served communities and ongoing maintenance costs at existing developed parks.

ELIDA LUNA (she/her/hers)
COMMISSION SECRETARY, Operations & Major Projects (OMP)
Direct: (213) 974-6409
Email: eluna@planning.lacounty.gov

EXHIBIT F

- Hearing Officer Findings and Conditions: https://lacdrp.legistar.com/View.ashx?M=F&ID=13393731&GUID=E0A68389-2049-44C4-8EB7-7880ED73DE71
- Hearing Package dated October 8, 2024, which includes the Environmental Determination (Addendum) and Original Findings & Conditions of Approval for CUP 96-044-(5): lacdrp.legistar.com/View.ashx?M=F&ID=13366619&GUID=E6CA9638-7BC0-4298-9CF7-66DC3BF71C1D
- Supplemental Memo dated October 21, 2024: https://lacdrp.legistar.com/View.ashx?M=F&ID=13366619&GUID=E6CA9638-7BC0-4298-9CF7-66DC3BF71C1D
- Supplemental Memo dated October 17, 2024: https://lacdrp.legistar.com/View.ashx?M=F&ID=13386071&GUID=8EEDA41A-29B5-4261-B989-476AC9863E05
- Supplemental Memo dated August 26, 2024: https://lacdrp.legistar.com/View.ashx?M=F&ID=13258666&GUID=388AFB3C-0060-45DB-82A5-7A626D706F19
- Supplemental Memo dated August 15, 2024: https://lacdrp.legistar.com/View.ashx?M=F&ID=13236843&GUID=7A5A7C7E-39BD-4D76-AE4B-1A07FFADA88C

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

October 23, 2024

Carolyn Seitz
13781 Alderwood Lane Unit: #22J
Seal Beach, CA 90740

SPRING CANYON PROJECT NO. 96-044-(5)
CUP MODIFICATION NO. RPPL2019002028
PROJECT SITE ADDRESS (APN)

Dear Ms. Seitz:

Hearing Officer Diane Temple, by her action of **October 22, 2024,** has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals: The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **November 4, 2024.** Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

For questions or for additional information, please contact Marie Pavlovic of the Subdivisions Section at (213) 974-6433, or mpavlovic@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

Joshua Huntington, Supervising Regional Planner
Subdivisions Section

JH:MP

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion), Notice of Determination (1 original, 1 copy)

CP_10/22/2024_CUP MODIFICATION NO. RPPL2019002028

Affidavit of Acceptance Instructions

STEP 1: **NOTARIZE AFFIDAVIT:** In the presence of a Notary Public, sign the Affidavit of Acceptance form. Complete and sign both applicant and owner sections, even if the applicant is the same as the owner.

STEP 2: **COUNTY REGISTRAR-RECORDER:** Visit the Registrar-Recorder's office at 12400 East Imperial Highway, Norwalk, CA 90650 (the following branch offices can also assist you: LAX Courthouse, Lancaster District Office, Van Nuys District Office. For more information call (562) 462-2125 or visit http://www.lavote.net/Recorder/Document_Recording.cfm) to complete the following tasks:

a) **Record Affidavit of Acceptance Form and Conditions of Approval:** Submit the original Affidavit of Acceptance form (wet signature) and Conditions of Approval to the County Registrar-Recorder for recording. If your project has an associated Mitigation Monitoring Reporting Program (MMRP), this document should be recorded as well. Request one certified copy of the recorded Affidavit, Conditions of Approval, and MMRP (if applicable) to submit to LA County Planning.

b) ☒ **Pay CEQA Fees and Post Notice of Determination (NOD):** Environmental filing fees and posting of an NOD are required pursuant to the California Environmental Quality Act (CEQA). This should be completed within five (5) working days from the day after your appeal period ends **November 4, 2024**. Bring two copies of the enclosed NOD along with one check for fees, payable to the "County of Los Angeles", as applicable below:

☒ **$75.00 for Notice of Determination (NOD),** with original "No Effect" form from the California Department of Fish & Wildlife (for posting only)

☐ **$2,548.00 for Notice of Determination (NOD) for the issued Negative Declaration or Mitigated Negative Declaration** (Includes $75.00 Registrar-Recorder processing fee).

☐ **$3,539.25 for the Environmental Impact Report** (Includes $75.00 Registrar-Recorder processing fee).

c) ☐ **Post Notice of Exemption (NOE):** The filing of an NOE is **OPTIONAL**. Pursuant to CEQA, the filing of an NOE will limit the time period for legal challenges to an agency's exemption determination to 35 days. If a NOE is not filed, a 180 day statute of limitation applies. If you wish to file an NOE, please request for a completed NOE form from your case planner and post the document at the Registrar-Recorder's office listed above, along with your Final Letter of Approval.

STEP 3: **LA COUNTY PLANNING:** Please submit the following items:

a) One certified copy of the recorded Affidavit of Acceptance, Conditions of Approval, and MMRP if applicable. The certified copy will have an official document number and a purple recordation stamp from the Registrar-Recorder. Also provide a NOD or NOE posting receipt, and CEQA filing fee receipt if applicable. NOD posting receipt, and F & W fee receipt. Mail to:

Department of Regional Planning
320 W Temple Street, Room 1360
Los Angeles, CA 90012

b) Zoning inspection fees*, and MMRP fees if applicable (see Conditions of Approval). Payment can be made by mail or online. Mail payment to address above. Write project number on checks and make payable to "County of Los Angeles." To pay online, please contact your case planner for an invoice number and make payment through https://epicla.lacounty.gov/.

STEP 4: **OBTAIN BUILDING PERMITS**: Provide a copy of your stamped plans to the Department of Public Works, Building and Safety office.*

For questions or for additional information, please contact the planner assigned to your case. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

** Does not apply to subdivision cases.*

(F&G Fees effective as of Jan. 1, 2020) CC.06/04/2020

LA COUNTY PLANNING

Please complete and return to:
LA County Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA }ss
COUNTY OF LOS ANGELES

REGARDING: **PROJECT NO. 96044-(5)**
CONDITIONAL USE PERMIT MODIFICATION No. RPPL2019002028
NORTH OF THE ANTELOPE VALLEY FREEWAY (SR-14) AND SOLEDAD CANYON ROAD, BETWEEN SHADOW PINES BOULEVARD AND AGUA DULCE CANYON ROAD, SOLEDAD ZONED DISTRICT
APN(S): 3211-021-054+ (514 lots created by recorded final maps TR48086, TR48086-1, TR48086-2, and TR48086-3)

I/We the undersigned state:

I am/We are the permittee of the above-mentioned permits and/or owner of the real property described above (Exhibit "A', attached hereto). I am/We are aware of, and accept, all the stated Conditions of Approval for the above-mentioned permit(s).

Executed this _____ day of _____ ,20 _____

I/We declare under the penalty of perjury that the foregoing is true and correct.

Complete both Applicant and Owner sections, even if the same.

Signatures must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Applicant's Name: _____
Address: _____
City, State, Zip: _____
Signature: _____

Owner's Name: _____
Address: _____
City, State, Zip: _____
Signature: _____

ASSESSOR PARCELS FOR TRACT 48086, 48086-01, 48086-02, 48086-03

3211-021-054	3211-022-067	3211-024-065
3211-021-058	3211-022-068	3211-024-066
3211-021-059	3211-022-069	3211-024-067
3211-021-060	3211-022-070	3211-024-068
3211-022-042	3211-022-071	3211-024-069
3211-022-043	3211-022-072	3211-024-070
3211-022-044	3211-022-073	3211-025-032
3211-022-045	3211-022-901	3211-025-033
3211-022-046	3211-024-044	3211-025-034
3211-022-047	3211-024-045	3211-025-035
3211-022-048	3211-024-046	3211-025-036
3211-022-049	3211-024-047	3211-025-037
3211-022-050	3211-024-048	3211-025-038
3211-022-051	3211-024-049	3211-025-039
3211-022-052	3211-024-050	3211-025-040
3211-022-053	3211-024-051	3211-025-041
3211-022-054	3211-024-052	3211-025-042
3211-022-055	3211-024-053	3211-025-043
3211-022-056	3211-024-054	3211-025-044
3211-022-057	3211-024-055	3211-025-045
3211-022-058	3211-024-056	3211-025-046
3211-022-059	3211-024-057	3211-025-047
3211-022-060	3211-024-058	3211-025-048
3211-022-061	3211-024-059	3211-025-049
3211-022-062	3211-024-060	3211-025-050
3211-022-063	3211-024-061	3211-025-051
3211-022-064	3211-024-062	3211-025-052
3211-022-065	3211-024-063	3211-025-053
3211-022-066	3211-024-064	3211-025-054

ASSESSOR PARCELS FOR TRACT 48086, 48086-01, 48086-02, 48086-03

3211-025-055	3211-026-041	3211-027-034
3211-025-056	3211-026-042	3211-027-035
3211-025-057	3211-026-043	3211-027-036
3211-025-058	3211-026-044	3211-027-037
3211-025-059	3211-026-045	3211-027-038
3211-025-060	3211-026-046	3211-027-039
3211-025-061	3211-026-047	3211-027-040
3211-025-062	3211-026-048	3211-027-041
3211-025-063	3211-026-049	3211-027-042
3211-025-064	3211-026-050	3211-027-043
3211-025-065	3211-026-051	3211-027-044
3211-025-066	3211-026-052	3211-027-045
3211-025-067	3211-026-053	3211-027-046
3211-025-068	3211-026-054	3211-027-047
3211-025-069	3211-026-055	3211-027-048
3211-025-070	3211-026-056	3211-027-049
3211-025-071	3211-026-057	3211-027-050
3211-025-072	3211-026-058	3211-027-051
3211-025-073	3211-026-059	3211-027-052
3211-025-074	3211-026-060	3211-027-053
3211-025-075	3211-026-061	3211-027-054
3211-025-076	3211-026-062	3211-027-055
3211-025-077	3211-026-063	3211-027-056
3211-025-900	3211-026-064	3211-027-057
3211-026-036	3211-027-029	3211-027-900
3211-026-037	3211-027-030	3211-027-901
3211-026-038	3211-027-031	3211-028-018
3211-026-039	3211-027-032	3211-028-019
3211-026-040	3211-027-033	3211-028-020

ASSESSOR PARCELS FOR TRACT 48086, 48086-01, 48086-02, 48086-03

3211-028-021	3211-028-050	3211-029-049
3211-028-022	3211-028-051	3211-029-050
3211-028-023	3211-028-052	3211-029-051
3211-028-024	3211-028-053	3211-029-052
3211-028-025	3211-028-054	3211-029-053
3211-028-026	3211-028-055	3211-029-054
3211-028-027	3211-028-056	3211-029-056
3211-028-028	3211-028-057	3211-029-057
3211-028-029	3211-029-028	3211-029-058
3211-028-030	3211-029-029	3211-029-059
3211-028-031	3211-029-030	3211-029-060
3211-028-032	3211-029-031	3211-029-061
3211-028-033	3211-029-032	3211-029-062
3211-028-034	3211-029-033	3211-029-063
3211-028-035	3211-029-034	3211-029-064
3211-028-036	3211-029-035	3211-029-065
3211-028-037	3211-029-036	3211-029-900
3211-028-038	3211-029-037	3211-030-023
3211-028-039	3211-029-038	3211-030-024
3211-028-040	3211-029-039	3211-030-025
3211-028-041	3211-029-040	3211-030-026
3211-028-042	3211-029-041	3211-030-027
3211-028-043	3211-029-042	3211-030-028
3211-028-044	3211-029-043	3211-030-029
3211-028-045	3211-029-044	3211-030-030
3211-028-046	3211-029-045	3211-030-039
3211-028-047	3211-029-046	3211-030-040
3211-028-048	3211-029-047	3211-030-041
3211-028-049	3211-029-048	3211-030-042

ASSESSOR PARCELS FOR TRACT 48086, 48086-01, 48086-02, 48086-03

3211-030-043	3211-030-072	3211-031-058
3211-030-044	3211-030-073	3211-031-059
3211-030-045	3211-030-074	3211-031-060
3211-030-046	3211-030-075	3211-031-061
3211-030-047	3211-030-076	3211-031-062
3211-030-048	3211-030-077	3211-031-063
3211-030-049	3211-030-078	3211-031-064
3211-030-050	3211-030-079	3211-031-065
3211-030-051	3211-030-080	3211-031-066
3211-030-052	3211-030-081	3211-031-067
3211-030-053	3211-030-088	3211-031-068
3211-030-054	3211-030-089	3211-031-069
3211-030-055	3211-030-090	3211-031-070
3211-030-056	3211-030-091	3211-031-071
3211-030-057	3211-030-092	3211-031-072
3211-030-058	3211-030-093	3211-031-073
3211-030-059	3211-030-094	3211-031-074
3211-030-060	3211-030-900	3211-031-075
3211-030-061	3211-031-047	3211-031-076
3211-030-062	3211-031-048	3211-031-077
3211-030-063	3211-031-049	3211-031-078
3211-030-064	3211-031-050	3211-031-079
3211-030-065	3211-031-051	3211-031-080
3211-030-066	3211-031-052	3211-031-081
3211-030-067	3211-031-053	3211-031-082
3211-030-068	3211-031-054	3211-031-083
3211-030-069	3211-031-055	3211-031-084
3211-030-070	3211-031-056	3211-031-085
3211-030-071	3211-031-057	3211-031-086

ASSESSOR PARCELS FOR TRACT 48086, 48086-01, 48086-02, 48086-03

3211-031-087	3211-032-064	3211-033-035
3211-031-088	3211-032-065	3211-033-036
3211-031-089	3211-032-066	3211-033-037
3211-031-900	3211-032-067	3211-033-038
3211-032-039	3211-032-068	3211-033-039
3211-032-040	3211-032-069	3211-033-040
3211-032-041	3211-032-070	3211-033-041
3211-032-042	3211-032-071	3211-033-042
3211-032-043	3211-032-072	3211-033-043
3211-032-044	3211-032-073	3211-033-044
3211-032-045	3211-032-074	3211-033-045
3211-032-046	3211-032-075	3211-033-046
3211-032-047	3211-032-076	3211-033-047
3211-032-048	3211-032-077	3211-033-048
3211-032-049	3211-032-078	3211-033-049
3211-032-050	3211-032-079	3211-033-050
3211-032-051	3211-032-080	3211-033-051
3211-032-052	3211-032-081	3211-033-052
3211-032-053	3211-032-082	3211-033-053
3211-032-054	3211-033-025	3211-033-054
3211-032-055	3211-033-026	3211-033-055
3211-032-056	3211-033-027	3211-033-056
3211-032-057	3211-033-028	3211-033-057
3211-032-058	3211-033-029	3211-033-058
3211-032-059	3211-033-030	3211-033-059
3211-032-060	3211-033-031	3211-033-060
3211-032-061	3211-033-032	3211-033-061
3211-032-062	3211-033-033	3211-033-062
3211-032-063	3211-033-034	3211-033-063

ASSESSOR PARCELS FOR TRACT 48086, 48086-01, 48086-02, 48086-03

3211-033-064
3211-033-065
3211-033-066
3211-033-067
3211-033-900
3211-034-021
3211-034-022
3211-034-023
3211-034-024
3211-034-025
3211-034-026
3211-034-027
3211-034-028
3211-034-029
3211-034-030
3211-034-031
3211-034-032
3211-034-033
3211-034-034
3211-034-035
3211-034-036
3211-034-037
3211-035-013
3211-035-014
3211-035-015
3211-035-016
3211-035-017
3211-035-018
3211-035-019
3211-035-020
3211-035-021
3211-035-022
3211-035-023
3211-035-024
3211-035-025
3211-035-026
3211-035-027
3211-035-028
3211-035-035
3211-035-036
3211-035-037
3211-035-038
3211-035-039
3211-035-040
3211-035-041
3211-035-042
3211-035-043
3211-035-054
3211-035-056
3211-035-057
3211-035-058
3211-035-059
3211-035-060
3211-035-061
3211-035-062
3211-035-063
3211-035-064
3211-035-065
3211-035-066
3211-035-067
3211-035-068
3211-035-069
3211-035-070
3211-035-071
3211-035-072
3211-035-073
3211-035-074
3211-035-075
3211-035-076
3211-035-077
3211-035-078
3211-035-079
3211-035-080
3211-035-902
3211-035-903
3211-036-020
3211-036-021
3211-036-022
3211-036-900

1414/65

BOOK 1414 PAGE 65

116 LOTS
59.30 ACRES

TRACT NO. 48086

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF SECTION 8
TOWNSHIP 4 NORTH, RANGE 14 WEST,
SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL
PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE

SHEET 1 OF 14 SHEETS

08/07/2019
20190785274

FILED
AT REQUEST OF OWNER
11 MIN PAST 01
IN BOOK 1414
AT PAGE 65-78
OF MAPS
LOS ANGELES COUNTY, CA.
Registrar-Recorder/County Clerk
by _____ Deputy
FEE $ 47
D.A. FEE Code 20 $ 5

MAP / GRANT

OWNERS STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR ARE INTERESTED IN, THE LAND INCLUDED WITHIN THIS SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

WE HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

WE FURTHER STATE THAT, EXCEPT AS SHOWN ON A COPY OF THIS MAP ON FILE IN THE OFFCE OF THE DIRECTOR OF PUBLIC WORKS, WE KNOW OF NO EASEMENT OR STRUCTURE EXISTING WITHIN THE EASEMENTS HEREIN OFFERED FOR DEDICATION TO THE PUBLIC, OTHER THAN PUBLICLY OWNED WATER LINES, SEWER, OR STORM DRAINS, THAT WE WILL GRANT NO RIGHT OF INTEREST WITHIN THE BOUNDARIES OF SAID EASEMENTS OFFERED TO THE PUBLIC, EXCEPT WHERE SUCH RIGHT OR INTEREST IS EXPRESSLY MADE SUBJECT TO THE SAID EASEMENTS.

WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE RIGHT TO PROHIBIT THE CONSTRUCTION OF MORE THAN ONE RESIDENTIAL BUILDING WITHIN LOTS 1 THROUGH 115, INCLUSIVE.

WE HEREBY GRANT LOT 116 IN FEE SIMPLE TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR FLOOD CONTROL PURPOSES.

AS A DEDICATION TO PUBLIC USE, WHILE ALL OF ANISE AVENUE WITHIN OR ADJACENT TO THIS SUBDIVISION REMAINS A PUBLIC STREET, WE HEREBY ABANDON ALL RIGHTS OF DIRECT VEHICULAR INGRESS AND EGRESS FROM ABUTTING LOTS 53 THROUGH 64 TO SAID SAID STREET WITHIN OR ADJACENT TO THIS SUBDIVISION IS VACATED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

AS A DEDICATION TO PUBLIC USE, WHILE ALL OF MADRONE DRIVE AND STONECREST ~~DRIVE~~ ROAD WITHIN OR ADJACENT TO THIS SUBDIVISION REMAINS A PUBLIC STREET, WE HEREBY ABANDON ALL RIGHTS OF DIRECT VEHICULAR INGRESS AND EGRESS FROM ABUTTING LOTS 77 THROUGH 81 AND LOT 111 TO SAID STREET. IF ANY PORTION OF SAID STREET WITHIN OR ADJACENT TO THIS SUBDIVISION IS VACATED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

WE HEREBY GRANT TO THE COUNTY OF LOS ANGELES AN EASEMENT PERTAINING TO ALL AIRSPACE ABOVE A PLANE THREE (3) FEET ABOVE THE "TOP OF CURB" GRADE LINE AS ESTABLISHED BY THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS FOR THE PURPOSE OF MAINTAINING UNOBSTRUCTED VISIBILITY AS SHOWN ON SAID MAP.

AND WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE TWENTY (20) FOOT WIDE EASEMENT FOR MULTIUSE (EQUESTRIAN, BICYCLE, AND HIKING) PURPOSES FOR THE SPRING CANYON TRAIL.

SPRING CANYON RECOVERY ACQUISITION, LLC
A DELAWARE LIMITED LIABILITY COMPANY, OWNER

NAME: Jon Shumaker
TITLE: Authorized Signatory

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF NEW YORK)
COUNTY OF QUEENS) SS

ON 5/29/2018

BEFORE ME LISA CAGNEY, NOTARY PUBLIC
(PRINT NAME AND TITLE)

PERSONALLY APPEARED JON SHUMAKER (NAME OF SUBSCRIBING WITNESS) WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

MY PRINCIPAL BUSINESS IS IN QUEENS COUNTY
MY COMMISSION EXPIRES 04/17/2021
COMMISSION NUMBER 01CA6357380

WITNESS MY HAND
Lisa Cagney
LISA CAGNEY
PRINT NAME

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY Fabrizio Pachano DEPUTY DATE 8/7/19

I HEREBY CERTIFY THAT THE SECURITY IN THE AMOUNT OF $ 1,575.00 HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. 48086 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY Fabrizio Pachano DEPUTY DATE 8/7/19

SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND COMPLETE FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN MAY, 2005, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SPRING CANYON RECOVERY ACQUISITION LLC, IN MAY 2005, I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP; THE SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT TIE NOTES FOR ALL CENTERLINE MONUMENTS NOTED AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS OF SAID COUNTY WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE SHOWN HEREON.

MATTHEW J. VERNON
PLS 7553

5/29/2018
DATE

PROFESSIONAL LAND SURVEYOR
MATTHEW J. VERNON
No. PLS 7553
STATE OF CALIFORNIA

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON SOUTHEASTERLY LINE OF LOT 256 AS SHOWN AS N34°23'49"E ON THE MAP OF TRACT 48086-02, FILED IN BOOK ____ AT PAGES ___ THROUGH _____ , INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER.

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF STATE LAW AND LOCAL SUBDIVISION ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

COUNTY ENGINEER

BY Fabrizio Pachano DEPUTY DATE: 8/7/19

L.S. NO. 7274

RESIDENTIAL PLANNED DEVELOPMENT NOTE

THIS TRACT IS APPROVED AS A RESIDENTIAL PLANNED DEVELOPMENT PROJECT WHEREBY THE COMMON AREAS WILL BE HELD IN FEE BY AN ASSOCIATION MADE UP OF THE OWNERS OF THE INDIVIDUAL LOTS. MEMBERSHIP IN THE HOMEOWNER'S ASSOCIATION IS INSEPARABLE FROM OWNERSHIP IN THE INDIVIDUAL LOTS.

FLOOD CONTROL DISTRICT ACCEPTANCE CERTIFICATE:

UNDER THE AUTHORITY CONFERRED BY RESOLUTION DULY AND REGULARLY ADOPTED BY THE BOARD OF SUPERVISORS OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT ON THE 6TH DAY OF MARCH, 1962, A CERTIFIED COPY OF WHICH WAS RECORDED IN BOOK D1543, PAGE 439, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, AND AMENDED BY SUPPLEMENTAL RESOLUTION ON THE 23RD DAY OF DECEMBER, 1969, THE UNDERSIGNED HEREBY ACCEPTS THE INTEREST IN REAL PROPERTY CONVEYED BY THE WITHIN DEDICATION OR GRANT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A GOVERNMENTAL AGENCY AND CONSENTS TO THE RECORDATION ON BEHALF OF SAID DISTRICT.

BY: Fabrizio Pachano DATE: 8/7/19

LICENSED LAND SURVEYOR
FABRIZIO G. PACHANO
Exp. 12/31/2020
No. L007274
STATE OF CALIFORNIA

IN REFERENCE TO TRACT NO. 48086, IT IS ORDERED THAT THE MAP OF TRACT NO.48086 IS HEREBY APPROVED.

THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY CONVEYED BY THE WITHIN DEDICATION OR GRANT TO THE COUNTY OF LOS ANGELES, A GOVERNMENTAL AGENCY IS HEREBY ACCEPTED AND THE GRANTEE CONSENTS TO THE RECORDATION THEREOF BY ITS AUTHORIZED OFFICER.

I HEREBY CERTIFY THAT THE FOREGOING ORDER WAS ADOPTED BY THE BOARD OF SUPERVISORS AT A MEETING HELD ON THE 6TH DAY, OF AUGUST, 2019.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: Fabrizio Pachano DEPUTY DATE: 8/7/19

1414/66

BOOK 1414 PAGE 662

SCALE: 1"=300'

SHEET 2 OF 14 SHEETS

TRACT NO. 48086

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SIGNATURE OMISSIONS:

The signature of the United States of America, successor or assignee, easement holder(s) by deed(s) recorded April 5, 1940 in Book 17415 Page 138 and August 28, 1940 in Book 17785 Page 112, both of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.

Note: Said easement is indeterminate in nature.

The signature of the State of California, successor or assignee, easement holder(s) by deed(s) recorded August 28, 1940 in Book 17785 Page 112, of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.

Note: Said easement is indeterminate in nature.

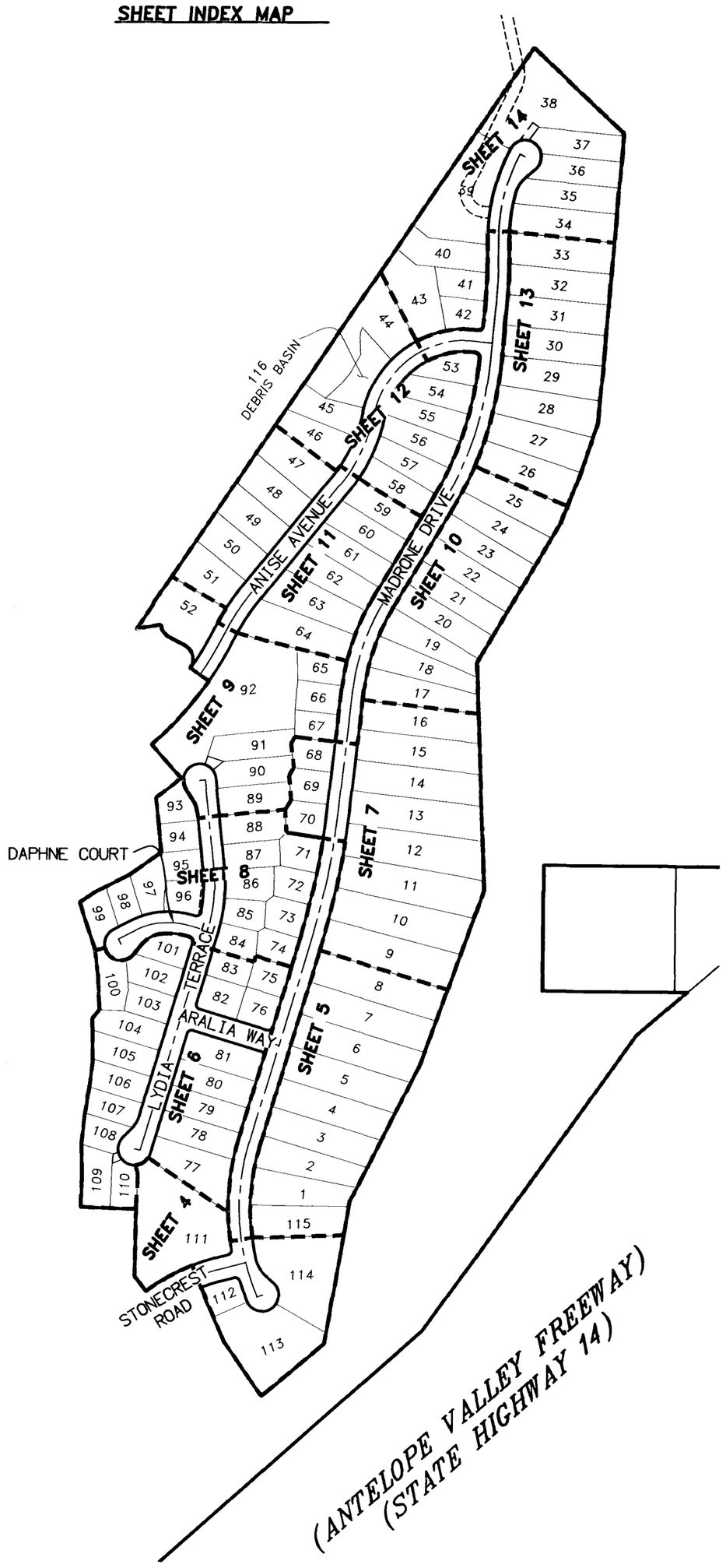
The signature of the State of California, successor or assignee, the owners of oil and mineral rights by a deed recorded August 28, 1940 in Book 17785 Page 112, of Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

The signature of Harvey C. Moore and Mary E. Moore, successor or assignee, the owners of oil and mineral rights by a deed recorded May 17, 1966 as Instrument No. 971 in Book D-3306 Page 636 of Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

The signature of Fairview Properties, Inc., a corporation, successor or assignee, the owners of oil and mineral rights by a deed recorded July 11, 1967 as Instrument No. 2700 in Book D 3699 Page 291, of Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

The signature of Santa Clarita Valley Water Agency, easement holder(s) by deed(s) recorded May 23, 2018 as Instrument No. 20180513286, of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.

SHEET INDEX MAP



1414/67

BOOK 1414 PAGE 67

SCALE: 1"=200'

SHEET 3 OF 14 SHEETS

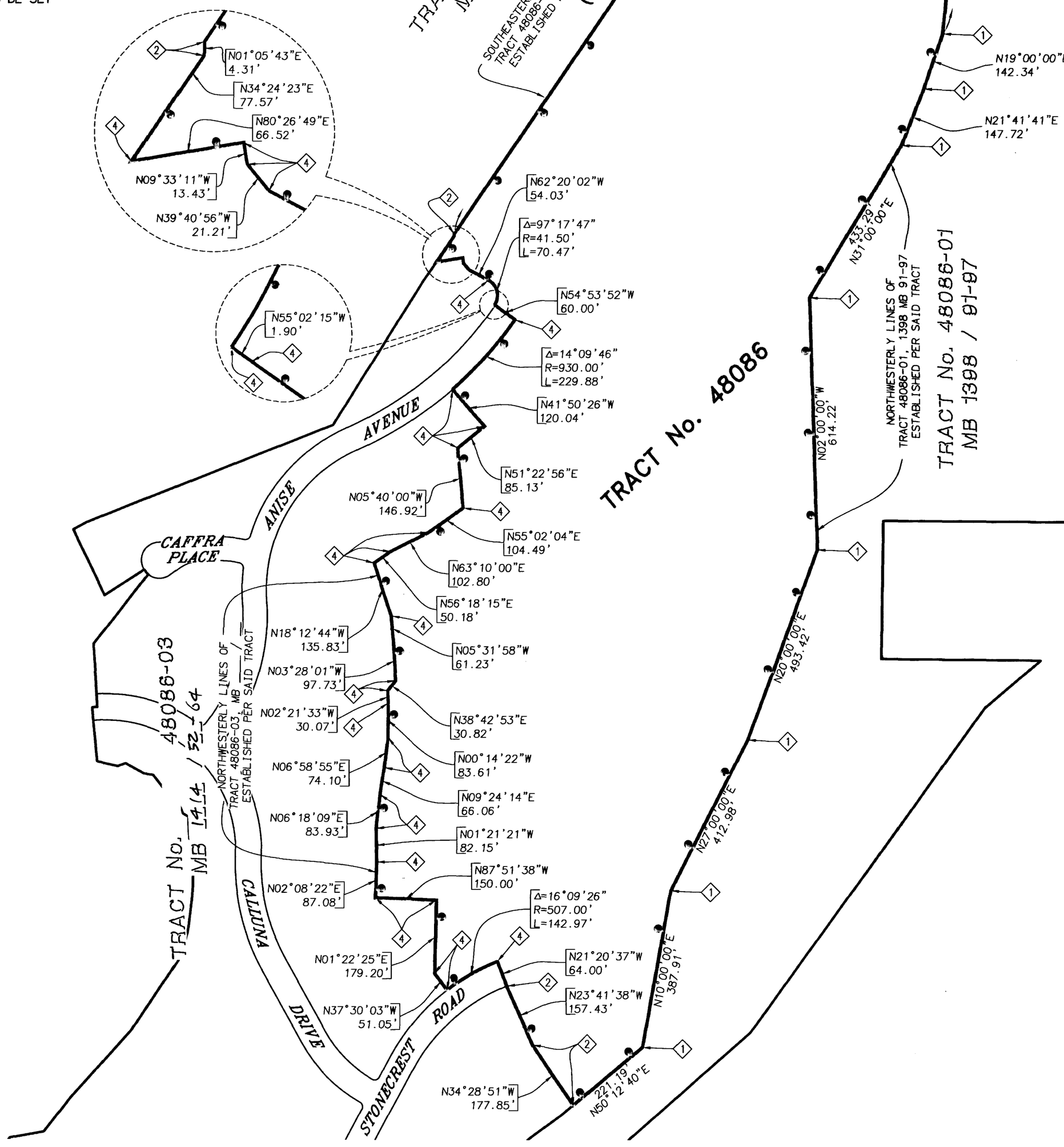
TRACT NO. 48086

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

1. INDICATES IP, AND TAG STAMPED "PLS 7553" PER TRACT No. 48086-01 MB 1398/91-97
2. INDICATES 2" IP, AND TAG STAMPED "PLS 7553" PER TRACT No. 48086-02 MB 1414 / 20-51
3. INDICATES S, T & W STAMPED "PLS 7553" PER TRACT No. 48086-02 MB 1414 / 20-51
4. INDICATES 2" IP, AND TAG STAMPED "PLS 7553" PER TRACT No. 48086-03 MB 1414 / 52-64
5. INDICATES S, T & W STAMPED "PLS 7553" PER TRACT No. 48086-03 MB 1414 / 52-64
6. INDICATES S, T & W STAMPED "PLS 7553" TO BE SET



SCALE: 1" = 40'

TRACT NO. 48086

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 4 OF 14 SHEETS

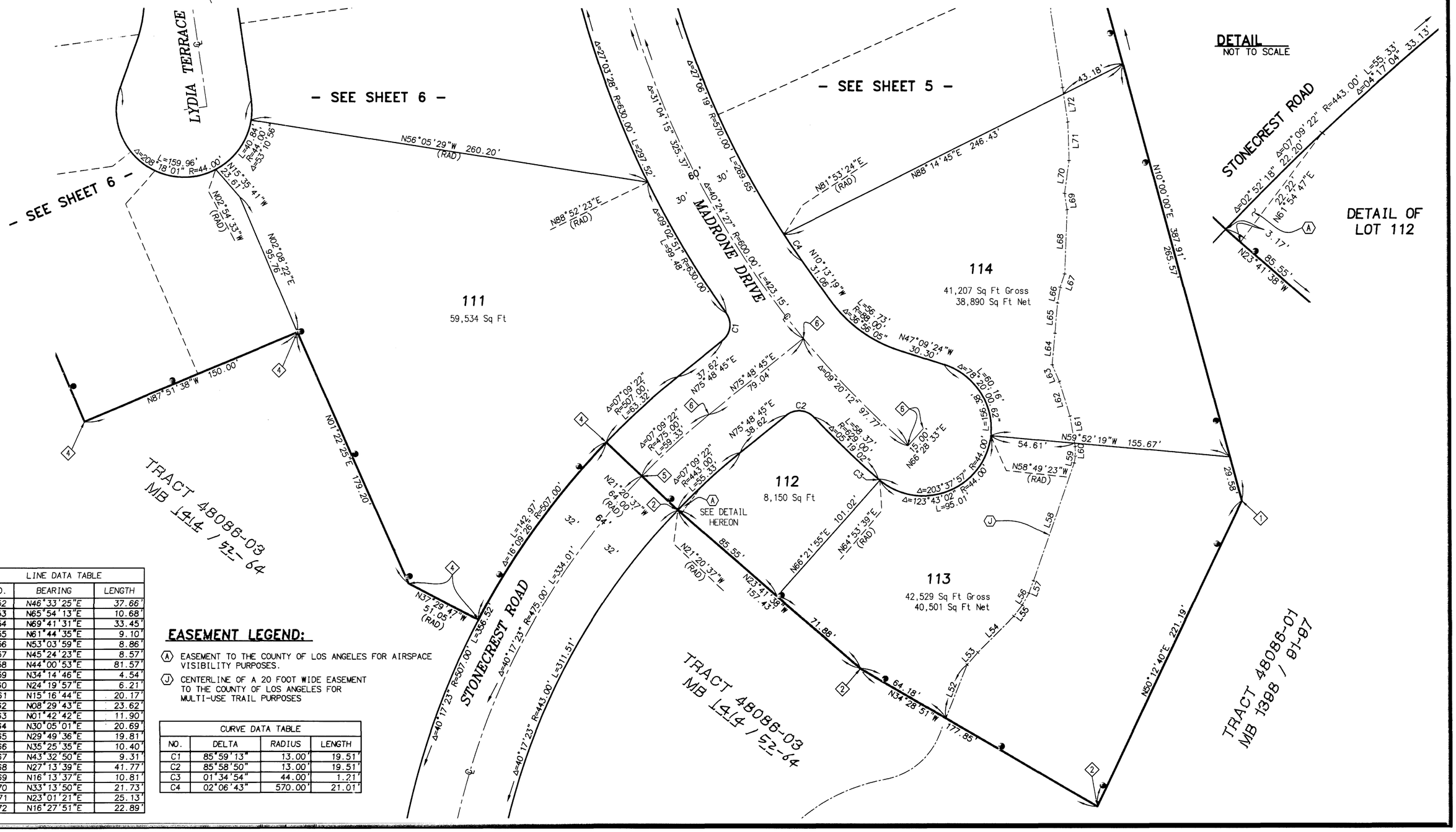
LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

DETAIL
NOT TO SCALE

DETAIL OF LOT 112



LINE DATA TABLE		
NO.	BEARING	LENGTH
L52	N46°33'25"E	37.66'
L53	N65°54'13"E	10.68'
L54	N69°41'31"E	33.45'
L55	N61°44'35"E	9.10'
L56	N53°03'59"E	8.86'
L57	N45°24'23"E	8.57'
L58	N44°00'53"E	81.57'
L59	N34°14'46"E	4.54'
L60	N24°19'57"E	6.21'
L61	N15°16'44"E	20.17'
L62	N08°29'43"E	23.62'
L63	N01°42'42"E	11.90'
L64	N30°05'01"E	20.69'
L65	N29°49'36"E	19.81'
L66	N35°25'35"E	10.40'
L67	N43°32'50"E	9.31'
L68	N27°13'39"E	41.77'
L69	N16°13'37"E	10.81'
L70	N33°13'50"E	21.73'
L71	N23°01'21"E	25.13'
L72	N16°27'51"E	22.89'

EASEMENT LEGEND:

(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.

(J) CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	85°59'13"	13.00'	19.51'
C2	85°58'50"	13.00'	19.51'
C3	01°34'54"	44.00'	1.21'
C4	02°06'43"	570.00'	21.01'

1414/69

BOOK 1414 PAGE 69

SCALE: 1"=40'

TRACT NO. 48086

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 5 OF 14 SHEETS

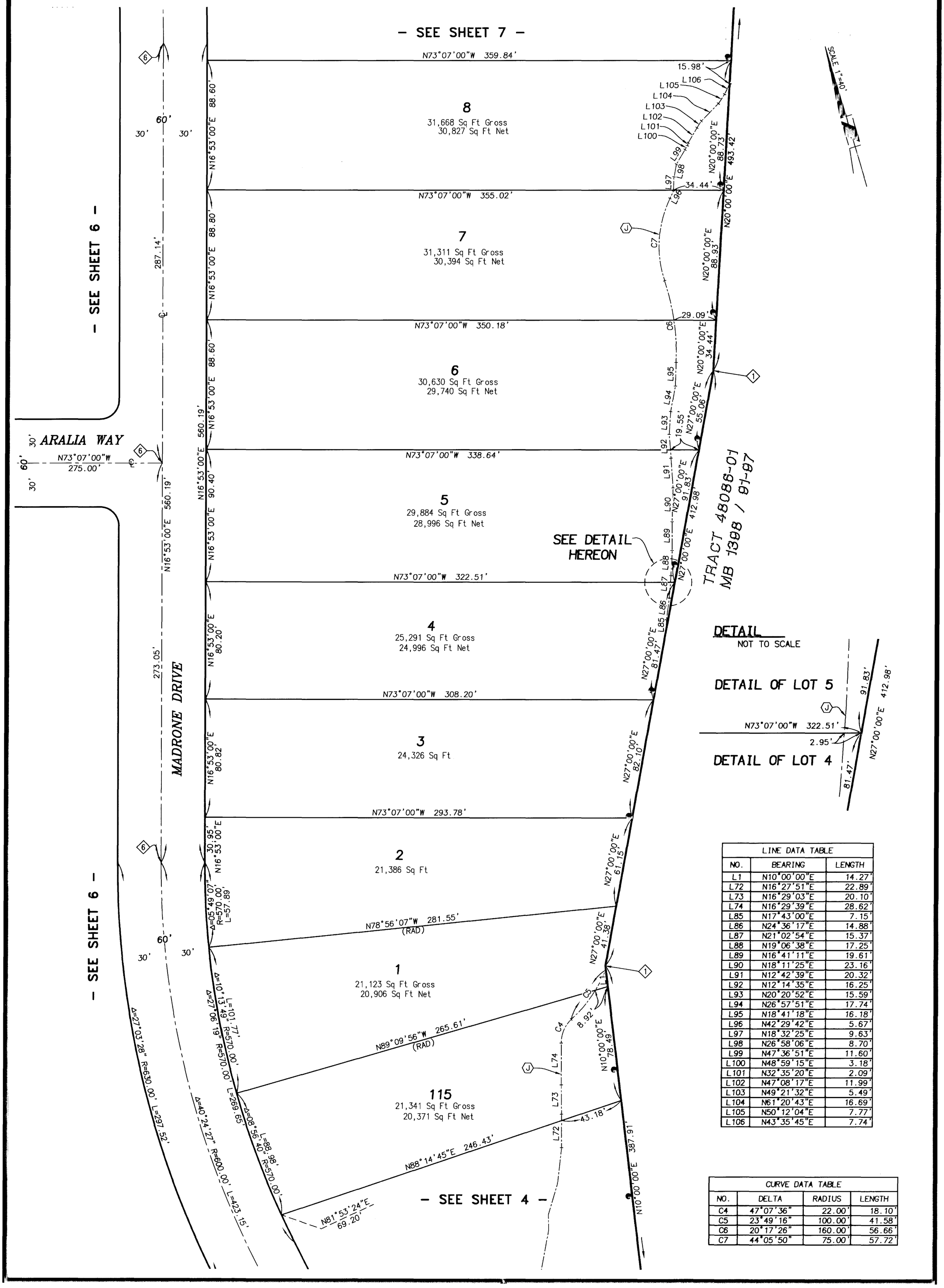
LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

◇ INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

EASEMENT LEGEND:

Ⓙ CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES



DETAIL
NOT TO SCALE

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N10°00'00"E	14.27'
L72	N16°27'51"E	22.89'
L73	N16°29'03"E	20.10'
L74	N16°29'39"E	28.62'
L85	N17°43'00"E	7.15'
L86	N24°36'17"E	14.88'
L87	N21°02'54"E	15.37'
L88	N19°06'38"E	17.25'
L89	N16°41'11"E	19.61'
L90	N18°11'25"E	23.16'
L91	N12°42'39"E	20.32'
L92	N12°14'35"E	16.25'
L93	N20°20'52"E	15.59'
L94	N26°57'51"E	17.74'
L95	N18°41'18"E	16.18'
L96	N42°29'42"E	5.67'
L97	N18°32'25"E	9.63'
L98	N26°58'06"E	8.70'
L99	N47°36'51"E	11.60'
L100	N48°59'15"E	3.18'
L101	N32°35'20"E	2.09'
L102	N47°08'17"E	11.99'
L103	N49°21'32"E	5.49'
L104	N61°20'43"E	16.69'
L105	N50°12'04"E	7.77'
L106	N43°35'45"E	7.74'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C4	47°07'36"	22.00'	18.10'
C5	23°49'16"	100.00'	41.58'
C6	20°17'26"	160.00'	56.66'
C7	44°05'50"	75.00'	57.72'

1414/70

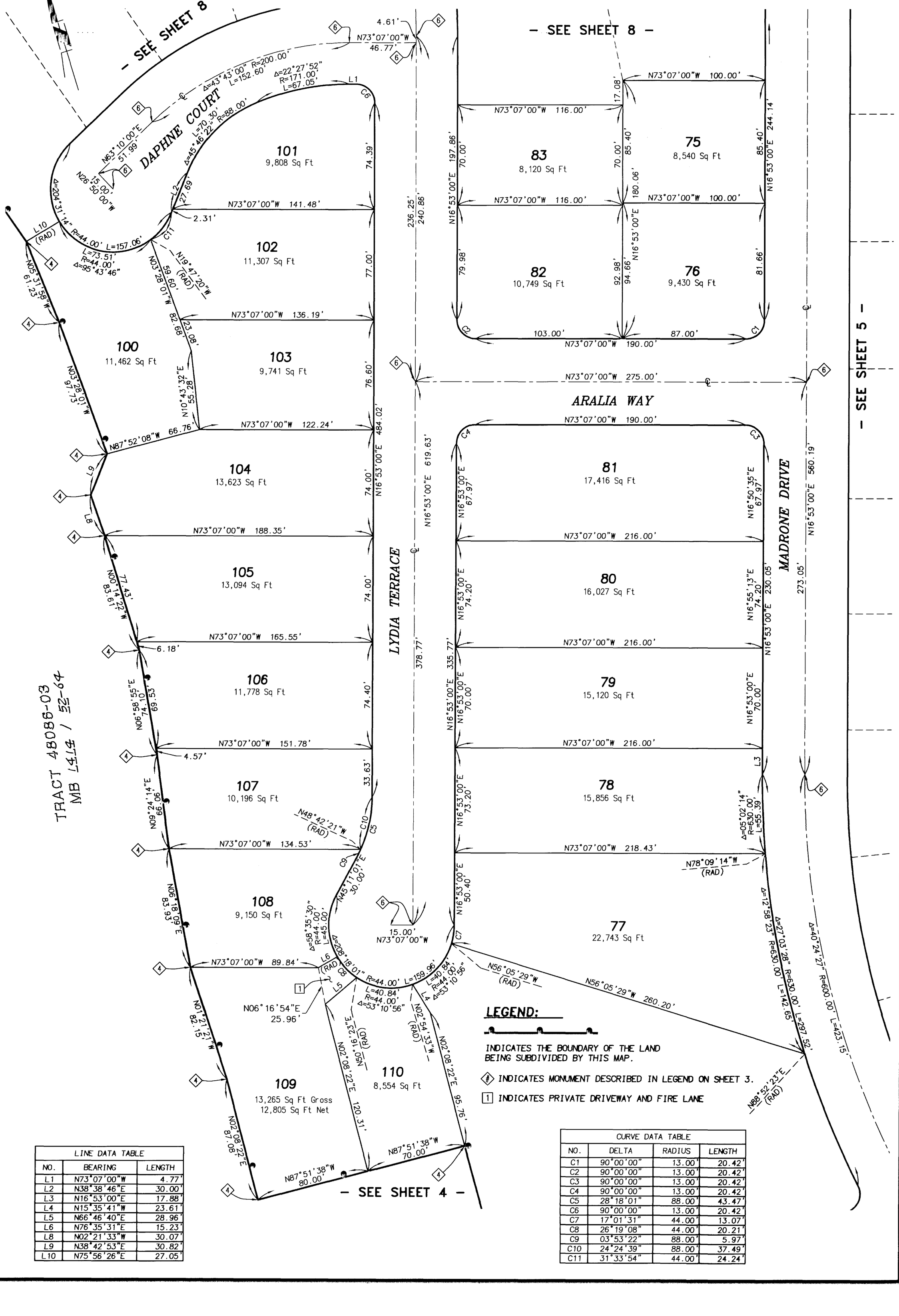
BOOK 1414 PAGE 70

SCALE: 1" = 40'

SHEET 6 OF 14 SHEETS

TRACT NO. 48086

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



TRACT 48086-03
MB 1414 / 52-64

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

[1] INDICATES PRIVATE DRIVEWAY AND FIRE LANE

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N73°07'00"W	4.77'
L2	N38°38'46"E	30.00'
L3	N16°53'00"E	17.88'
L4	N15°35'41"W	23.61'
L5	N66°46'40"E	28.96'
L6	N76°35'31"E	15.23'
L8	N02°21'33"W	30.07'
L9	N38°42'53"E	30.82'
L10	N75°56'26"E	27.05'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	90°00'00"	13.00'	20.42'
C2	90°00'00"	13.00'	20.42'
C3	90°00'00"	13.00'	20.42'
C4	90°00'00"	13.00'	20.42'
C5	28°18'01"	88.00'	43.47'
C6	90°00'00"	13.00'	20.42'
C7	17°01'31"	44.00'	13.07'
C8	26°19'08"	44.00'	20.21'
C9	03°53'22"	88.00'	5.97'
C10	24°24'39"	88.00'	37.49'
C11	31°33'54"	44.00'	24.24'

1414/71

BOOK 1414 PAGE 71

SCALE: 1" = 40'

SHEET 7 OF 14 SHEETS

TRACT NO. 48086

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N32°30'02"E	31.05'
L2	N31°49'10"E	24.90'
L3	N28°17'27"E	19.72'
L4	N23°06'55"W	14.29'
L5	N21°51'02"W	12.06'
L6	N01°49'36"W	15.87'
L7	N05°49'46"E	28.75'
L8	N12°23'10"E	32.01'
L9	N16°27'09"E	58.51'
L10	N15°34'24"E	4.19'
L11	N14°15'12"E	13.97'
L12	N20°18'13"E	6.55'

LINE DATA TABLE CONTINUED		
NO.	BEARING	LENGTH
L13	N10°27'06"E	11.40'
L14	N30°19'39"E	12.25'
L15	N39°48'46"W	15.57'
L16	N14°10'22"W	18.56'
L17	N02°11'03"E	19.82'
L18	N27°07'19"E	17.24'
L19	N25°41'42"E	7.80'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	00°43'53"	2030.00'	25.91'
C2	03°50'12"	169.00'	11.32'

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

◇# INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

EASEMENT LEGEND:

◇J CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES

– SEE SHEET 9 –

– SEE SHEET 10 –

– SEE SHEET 8 –

– SEE SHEET 5 –

MADRONE DRIVE

68 — 9,142 Sq Ft
69 — 9,225 Sq Ft
70 — 9,586 Sq Ft
16 — 24,962 Sq Ft
15 — 27,243 Sq Ft Gross, 27,116 Sq Ft Net
14 — 28,827 Sq Ft Gross, 28,165 Sq Ft Net
13 — 32,245 Sq Ft
12 — 35,743 Sq Ft Gross, 34,810 Sq Ft Net
11 — 36,818 Sq Ft Gross, 35,759 Sq Ft Net
10 — 35,508 Sq Ft Gross, 35,287 Sq Ft Net
9 — 34,210 Sq Ft

TRACT 48086-01
MB 1398 / 91-97

TRACT NO. 48086

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

- SEE SHEET 9 -

ANISE AVENUE

N41°50'26"W 120.04'

L9

Δ=208°18'01" R=44.00' L=159.96'

N84°20'00"E 15.00'

6

C6

N33°58'01"W 30.00'

Δ=28°18'01" R=88.00' L=43.47'

N51°22'56"E 85.13'

LYDIA TERRACE

N05°40'00"W 245.78'

93
9,242 Sq Ft

69.72'

N05°40'00"W

L8

N84°20'00"E 107.04'

94
8,263 Sq Ft

N05°40'00"W 77.20'

N05°40'00"W 156.78'

63.36'

77.20'

N84°20'00"E 107.04'

104.49'

N55°02'04"E

95
8,209 Sq Ft

C4

N08°32'53"W 76.52'

N86°14'20"E 102.88'

N86°52'47"E 54.88'

Δ=16°33'20" R=371.00' L=107.20'

C3

N05°11'33"E 120.57'

N03°02'02"E 63.32'

96
9,303 Sq Ft

A

L=80.49' Δ=20°08'20"

L6 (RAD)

C5

L7

L=59.78' Δ=14°57'24" R=229.00' L=174.73'

N18°12'44"W (RAD) 115.90'

N63°10'00"E 102.80'

70.80'

97
10,911 Sq Ft

N63°10'00"E 32.00'

N56°18'15"E 50.18'

98
7,960 Sq Ft

N18°12'44"W 113.28'

L=34.46' Δ=08°37'16"

Δ=43°43'00" R=200.00' L=152.60'

4.61'

N73°07'00"W 46.77'

6

99
10,055 Sq Ft

N18°12'44"W 135.83'

36.08'

51.99'

N63°10'00"E 51.99'

L5

DAPHNE COURT

L=70.30' Δ=45°48'22" R=88.00'

Δ=22°27'52" R=171.00' L=67.05'

C2

74.39'

N16°53'00"E 484.02'

Δ=77°13'34" R=44.00' L=59.31'

Δ=204°31'14" R=44.00' L=157.06'

N26°50'00"W 15.00'

L1

L4

N73°07'00"W 141.48'

L3 (RAD)

L2

- SEE SHEET 6 -

- SEE SHEET 9 -

N84°20'00"E 177.93'

N03°34'26"W 61.52'

88
12,441 Sq Ft Net
13,441 Sq Ft Gross

B

N84°20'00"E 100.00'

L15

100.00'

N84°20'00"E 155.56'

L14

N81°13'26"W 100.17'

N81°12'45"W (RAD)

N05°40'00"W 245.78'

77.00'

L16

68.60'

C7

N84°30'53"E (RAD)

Δ=09°48'31" L=73.44'

Δ=22°33'00" R=429.00'

87
10,747 Sq Ft

N01°54'04"W 70.44'

7.12'

N84°27'41"E 150.93'

N78°28'28"W 100.59' (RAD)

71
9,911 Sq Ft

L=94.14' Δ=02°44'17" R=1970.00'

L=353.00'

N00°28'06"E 78.74'

86
10,967 Sq Ft

72
9,175 Sq Ft

L=96.75' Δ=02°31'23" R=1970.00'

Δ=10°16'00" R=2000.00' L=358.37'

Δ=10°16'00" R=2030.00' L=363.75'

N75°56'44"W 100.04'

N75°57'05"W (RAD)

L12

N85°45'29"W 112.22'

N85°40'36"W (RAD)

Δ=08°54'39" L=186.72'

85
8,608 Sq Ft

N03°07'10"E 70.11'

73
9,846 Sq Ft

L=93.80' Δ=02°43'41" R=1970.00'

N73°13'24"W 100.08' (RAD)

C11

L11

N76°45'57"W 103.39' (RAD)

C8

84
8,717 Sq Ft

N04°56'17"E 66.12'

74
8,618 Sq Ft

N16°53'00"E 77.08'

N16°53'00"E 47.88'

N73°07'00"W 100.00'

L10

N73°07'00"W 116.00'

N16°53'00"E 197.86'

N16°53'00"E 619.63'

N16°53'00"E 244.14'

MADRONE DRIVE

N16°53'00"E 560.19'

- SEE SHEET 6 -

- SEE SHEET 7 -

- SEE SHEET 5 -

N16°53'00"E 560.19'

TRACT 48086-03
MB 1414 /52-64

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

EASEMENT LEGEND:

(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.

(B) 10 FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE HOA TO BE RESERVED BY SEPARATE DOCUMENT.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N38°38'46"E	30.00'
L2	N05°31'58"W	61.23'
L3	N75°56'26"E	27.05'
L4	N38°38'46"E	27.69'
L5	N63°10'00"E	15.91'
L6	N03°15'20"W	20.00'
L7	N73°07'00"W	2.81'
L8	N05°40'00"W	16.22'
L9	N83°22'06"W	6.77'
L10	N16°53'00"E	17.08'
L11	N57°28'14"E	20.90'
L12	N51°29'33"E	25.42'
L14	N46°41'17"E	25.42'
L15	N05°40'00"W	10.00'
L16	N05°40'00"W	10.00'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	95°59'40"	13.00'	21.78'
C2	90°00'00"	13.00'	20.42'
C3	14°00'33"	371.00'	90.71'
C4	02°32'47"	371.00'	16.49'
C5	46°36'54"	13.00'	10.58'
C6	40°35'55"	44.00'	31.18'
C7	00°10'53"	429.00'	1.36'
C8	03°38'57"	429.00'	27.32'
C11	00°06'24"	1970.00'	3.67'

1414/72

1414/73

BOOK 1414 PAGE 73

SCALE: 1" = 40'

SHEET 9 OF 14 SHEETS

TRACT NO. 48086

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

[1] INDICATES PRIVATE DRIVEWAY AND FIRE LANE

EASEMENT LEGEND:

(B) 10 FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE HOA TO BE RESERVED BY SEPARATE DOCUMENT.

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	01°07'02"	630.00'	12.28'
C2	32°53'25"	44.00'	25.26'
C3	33°26'36"	44.00'	25.68'
C4	13°08'11"	44.00'	10.09'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N55°02'15"W	1.90'
L2	N39°40'56"W	21.21'
L3	N09°33'11"W	13.43'
L4	N01°05'43"E	4.31'
L5	N28°17'27"E	19.72'
L6	N31°49'10"E	24.90'
L7	N06°23'37"W	15.55'
L8	N32°30'02"E	31.05'
L9	N05°40'00"W	25.76'
L10	N83°22'06"W	6.77'
L11	N05°40'00"W	10.00'

100' EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY PER BK. 51862, PG. 279, O.R.

TRACT 48086-03
MB 1414 / 52-64

52
25,537 Sq Ft

92
74,709 Sq Ft Gross
72,860 Sq Ft Net

91
16,289 Sq Ft Gross
15,328 Sq Ft Net

90
14,287 Sq Ft

89
14,419 Sq Ft

65
9,615 Sq Ft

66
9,454 Sq Ft

67
8,274 Sq Ft

ANISE AVENUE

LYDIA TERRACE

MADRONE DRIVE

- SEE SHEET 11 -

- SEE SHEET 8 -

- SEE SHEET 7 -

- SEE SHEET 10 -

1414/74

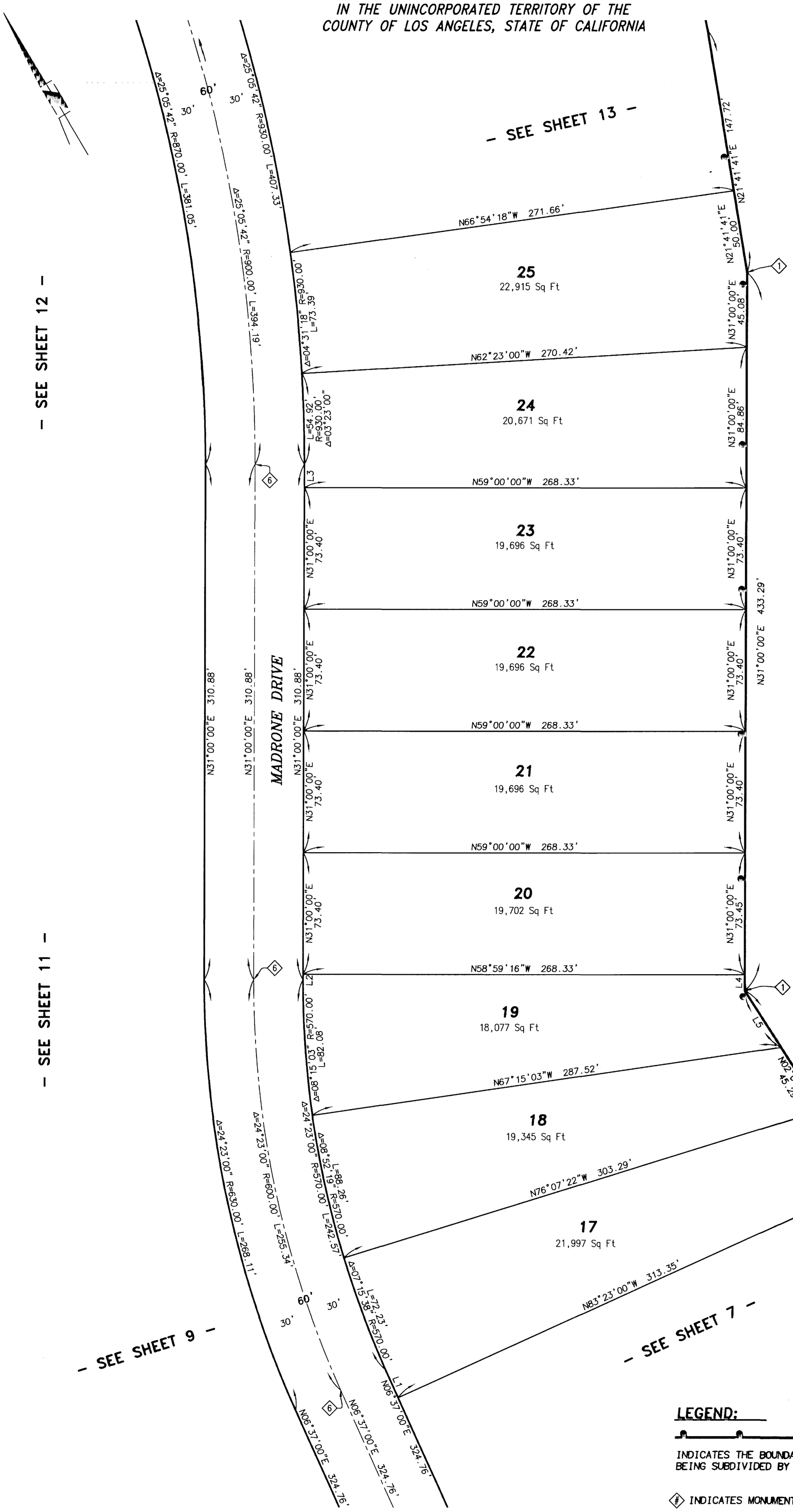
BOOK 1414 PAGE 74

SCALE: 1" = 40'

SHEET 10 OF 14 SHEETS

TRACT NO. 48086

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N06°37'00"E	18.54'
L2	N31°00'00"E	3.27'
L3	N31°00'00"E	14.01'
L4	N31°00'00"E	9.70'
L5	N02°00'00"W	40.61'

TRACT 48086-01
MB 1398 / 91-97

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

◈ INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

1414/75

BOOK 1414 PAGE 75

SCALE: 1" = 40'

SHEET 11 OF 14 SHEETS

TRACT NO. 48086

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

◈ INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N39°22'00"E	17.69'
L2	N39°22'00"E	27.66'
L3	N39°22'00"E	6.60'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	03°09'06"	420.00'	23.10'
C2	06°30'54"	630.00'	71.64'
C3	03°58'19"	630.00'	43.67'

TRACT 48086-02
MB 1414 / 20-51

100' EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY PER BK. 53131, PG. 81, O.R.

50'
50'
100'

N34°23'49"E 1806.47'
118.30' 93.85' 94.36' 94.36' 89.39'

- SEE SHEET 9 -

N60°21'13"W 169.93'

51 17,675 Sq Ft

N50°38'00"W 173.67'

50 16,618 Sq Ft

N50°38'00"W 181.80'

49 17,473 Sq Ft

N50°38'00"W 189.97'

48 18,242 Sq Ft

N50°38'00"W 198.15'

47 19,153 Sq Ft

N53°47'06"W 205.57'

- SEE SHEET 12 -

C2 Δ=12°27'55" R=630.00' L=137.06'

L1 N39°22'00"E 93.50'

N39°22'00"E 94.00'

N39°22'00"E 94.00'

N39°22'00"E 77.27'

C1 Δ=27°15'17" R=420.00' L=199.79'

N39°22'00"E 376.46'

Δ=12°27'55" R=600.00' L=130.54'

6

30'

60'

30'

Δ=27°15'17" R=450.00' L=214.06'

N39°22'00"E 376.46'

ANISE AVENUE

Δ=12°27'55" R=570.00' L=124.01'

Δ=10°36'31" R=570.00' L=105.54'

L3

103.77' N39°22'00"E

90.05' N39°22'00"E

73.99' N39°22'00"E

74.39' N39°22'00"E

L2

Δ=27°15'17" R=480.00' L=228.33'

Δ=05°41'54" L=47.74'

N03°19'54"W (RAD)

- SEE SHEET 9 -

N76°06'04"W 305.19'

64 26,124 Sq Ft

N69°25'27"W 272.14'

63 21,966 Sq Ft

N62°58'19"W 244.25'

62 18,975 Sq Ft

N59°00'00"W 229.05'

61 16,372 Sq Ft

N59°00'00"W 218.28'

60 15,667 Sq Ft

N59°00'00"W 207.46'

59 15,156 Sq Ft

N59°00'00"W 198.85'

- SEE SHEET 12 -

N31°00'00"E 28.53'

N31°00'00"E 73.20'

N31°00'00"E 73.60'

N31°00'00"E 74.86'

N31°00'00"E 310.88'

C3 L=70.95' Δ=06°27'08"

Δ=06°40'37" L=73.42'

Δ=24°23'00" R=630.00' L=268.11'

Δ=24°23'00" R=600.00' L=255.34'

30'
60'
30'

N31°00'00"E 310.88'

MADRONE DRIVE

- SEE SHEET 10 -

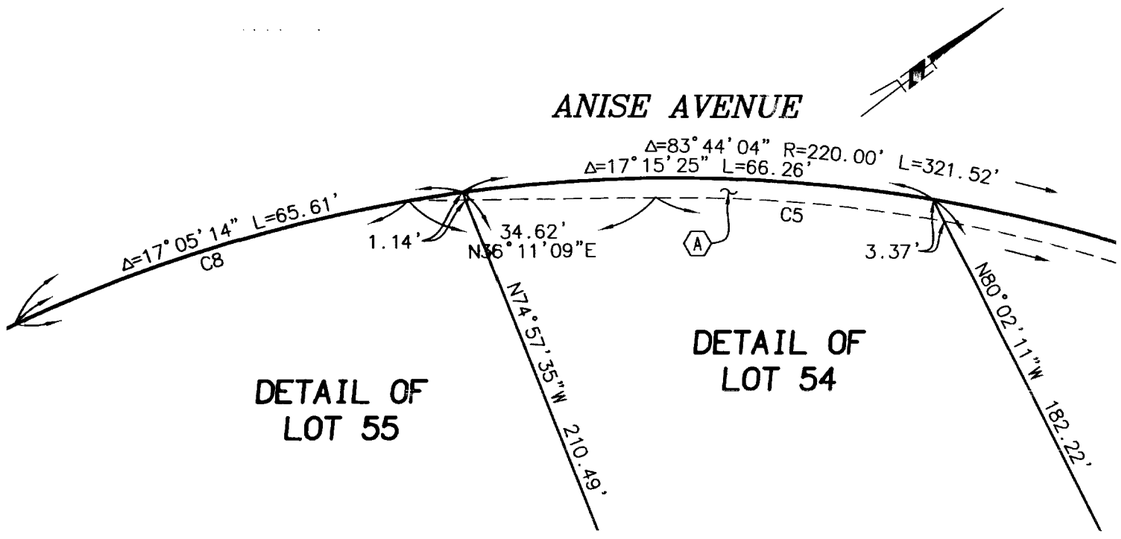
SCALE: 1" = 40'

SHEET 12 OF 14 SHEETS

TRACT NO. 48086

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DETAIL "A"
NOT TO SCALE



LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

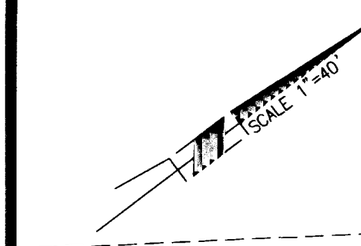
(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

EASEMENT LEGEND:

(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N05°54'18"E	15.30'
L2	N39°03'29"E	35.48'
L3	N36°11'09"E	34.62'
L4	N01°53'25"E	27.66'
L5	N22°52'29"E	15.10'
L6	N84°09'12"W	4.00'
L7	N02°27'54"W	30.89'
L8	N76°21'31"E	34.62'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	90°03'30"	13.00'	20.43'
C2	01°50'50"	220.00'	7.09'
C4	02°03'51"	280.00'	10.09'
C5	40°02'24"	217.30'	151.86'
C6	10°30'01"	220.00'	40.32'
C8	13°14'21"	220.00'	50.83'



TRACT 48086-02
MB 1414 / 20-51

100' EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY PER BK. 53131, PG. 81, O.R.

100' (50' + 50')

N34°23'49"E 1806.47'
N34°23'49"E 361.97'
N34°23'49"E 54.87'
N34°23'49"E 83.65'

SEE DETAIL "B" HEREON

N55°36'11"W 70.35', 70.11'

N47°35'59"E 59.05', 0.24'
L2
N29°44'09"E 56.78'
L7
L4
L5

N75°49'26"W (RAD) 106.89'
N41°48'34"W 115.94'
N45°07'35"W (RAD)
N27°49'44"W 209.82' (RAD)

44
35,739 Sq Ft

45
13,978 Sq Ft

46
16,378 Sq Ft

116
TO L.A.C.F.C.D.
FOR DEBIS BASIN
14,566 Sq Ft

N53°47'06"W 205.57' (RAD)
N68°14'41"W (RAD) 200.35'

Δ=30°41'51" R=280.00' L=150.02'
Δ=17°17'51" L=84.55'
Δ=83°44'05" R=280.00' L=409.21'

C4
L=70.69', R=420.00', Δ=09°38'36"
ANISE AVENUE
60'
30'
Δ=83°44'05" R=250.00' L=365.36'
L=106.00'
Δ=14°27'35" R=420.00'
Δ=27°15'17" R=420.00' L=199.79'
L=66.26'
Δ=17°15'25"
Δ=83°44'05" R=220.00' L=321.52'
L=58.52'
Δ=15°14'24"
C8
L3
C5
Δ=49°23'26" L=189.65'
Δ=27°15'17" R=450.00' L=214.06'
Δ=06°14'43" L=52.32'
C2
N76°02'27"W (RAD)
N60°48'03"W (RAD)
N43°32'38"W (RAD)
N80°02'11"W (RAD) 182.22'
L8
Δ=27°15'17" R=480.00' L=228.33'
Δ=07°06'27" L=59.54'
Δ=08°12'13" L=68.73'
S56°19'54"E (RAD)
S64°32'07"E (RAD)
S71°38'34"E (RAD)
N64°46'17"W (RAD) 206.60'
N69°52'05"W 214.56'
N74°57'35"W (RAD) 210.49'
C6
L6
C1
L1
L=61.63', Δ=04°03'31"
N84°09'12"W 47.04'
N05°54'18"E 157
58.34'
N05°54'18"E 92.02'

53
11,343 Sq Ft

54
13,573 Sq Ft

55
14,482 Sq Ft

56
14,362 Sq Ft

57
13,884 Sq Ft

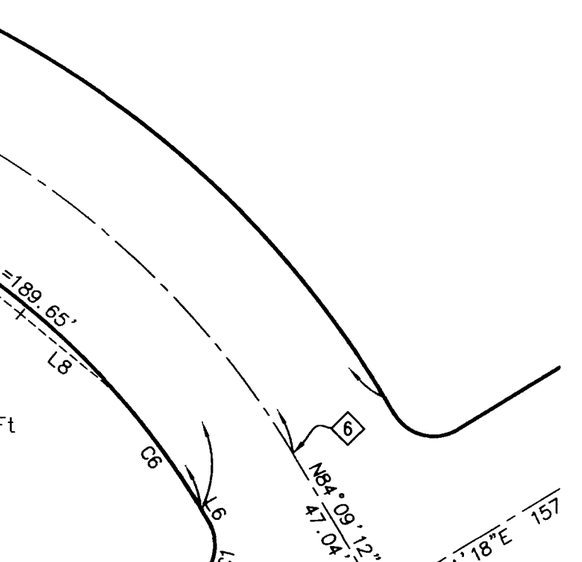
58
13,891 Sq Ft

N59°00'00"W 198.85'
N59°40'50"W (RAD) 200.52'
S69°52'54"E (RAD)
L=77.11', Δ=05°04'41"
L=77.09', Δ=05°04'36"
Δ=00°40'50" L=10.33'
L=77.30', Δ=05°05'27"
L=77.59', Δ=05°06'37"
Δ=25°05'42" R=870.00' L=381.05'
Δ=25°05'42" R=900.00' L=394.19'
Δ=25°05'42" R=930.00' L=407.33'
N31°00'00"E 60.69'
N31°00'00"E 310.88'
N31°00'00"E 310.88'
N31°00'00"E 310.88'
30'
60'
30'

MADRONE DRIVE

- SEE SHEET 11 -
- SEE SHEET 13 -
- SEE SHEET 14 -
- SEE SHEET 10 -

DETAIL "B"
NOT TO SCALE



1414/77

BOOK 1414 PAGE 77

SHEET 13 OF 14 SHEETS

TRACT NO. 48086

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

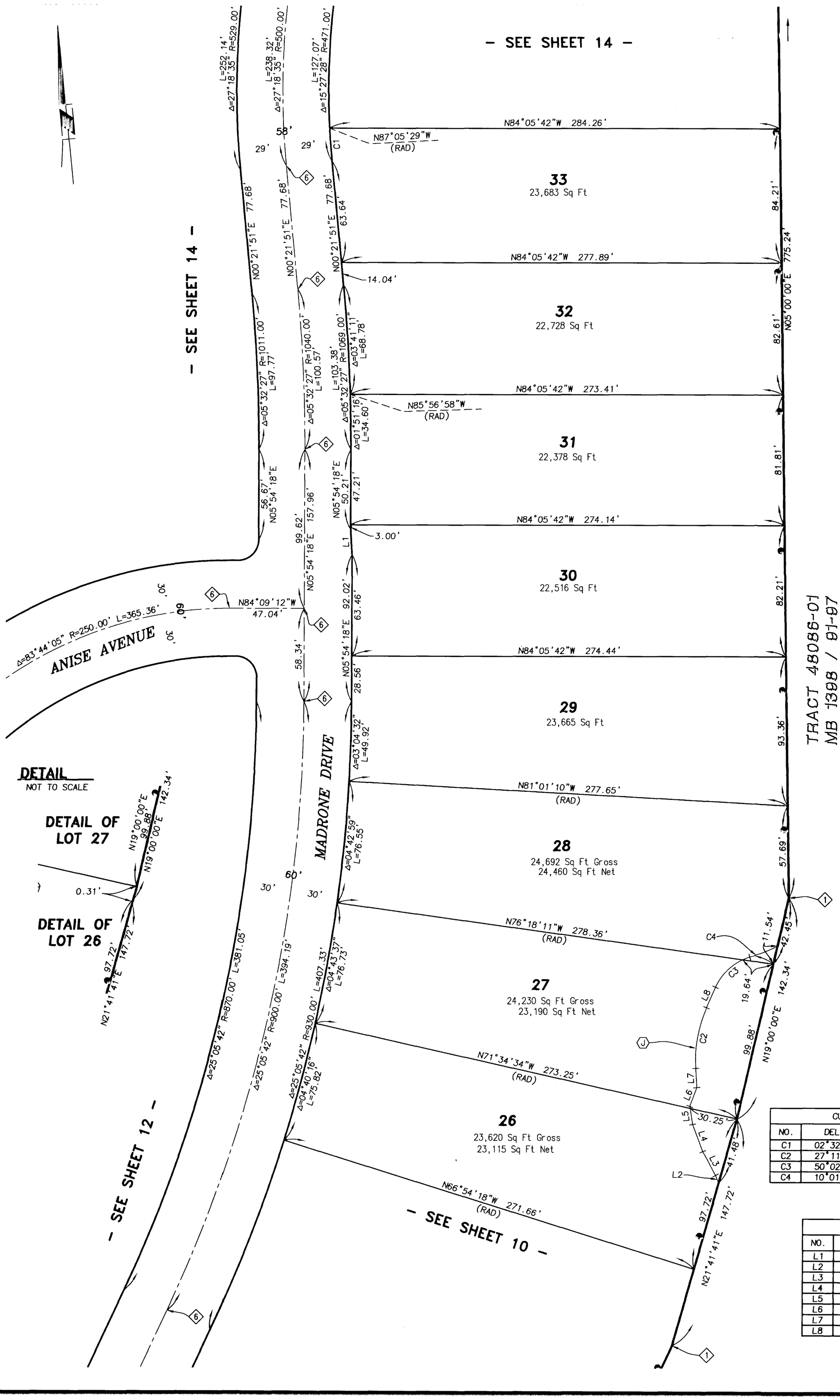
LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

EASEMENT LEGEND:

(J) CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES



CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	02°32'40"	471.00'	20.92'
C2	27°11'20"	82.00'	38.91'
C3	50°02'40"	34.00'	29.70'
C4	10°01'15"	107.00'	18.71'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N02°16'10"E	15.77'
L2	N16°22'55"W	5.15'
L3	N22°22'00"W	17.02'
L4	N15°07'30"W	18.19'
L5	N03°20'23"W	11.47'
L6	N26°33'42"E	12.56'
L7	N02°17'24"E	12.04'
L8	N29°28'44"E	13.97'

TRACT 48086-01
MB 1398 / 91-97

1414/78

BOOK 1414 PAGE 78

SCALE: 1" = 40'

TRACT NO. 48086

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 14 OF 14 SHEETS

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	89°56'30"	13.00'	20.41'
C2	00°38'30"	1011.00'	11.32'
C3	00°35'09"	1011.00'	10.34'
C4	04°16'43"	88.00'	6.57'
C5	03°28'59"	471.00'	28.63'
C6	35°29'25"	44.00'	27.25'
C7	39°16'40"	44.00'	30.16'
C8	163°04'50"	2.00'	5.69'
C9	16°33'57"	65.00'	18.79'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N84°09'12"W	5.09'
L2	N05°00'00"E	5.91'
L3	N00°21'51"E	12.67'
L4	N81°52'18"W	21.70'
L5	N12°07'58"W	8.69'
L7	N81°52'18"W	21.68'

TRACT 48086-02
MB 1414 / 20-21

TRACT 48086-01
MB 1398 / 19-19

38
47,274 Sq Ft Gross
38,938 Sq Ft Net

37
16,613 Sq Ft Gross
15,418 Sq Ft Net

36
16,019 Sq Ft

35
19,077 Sq Ft

34
21,947 Sq Ft

39
42,145 Sq Ft Gross
34,533 Sq Ft Net

40
17,953 Sq Ft

41
10,204 Sq Ft

42
9,410 Sq Ft

43
24,606 Sq Ft

MADRONE DRIVE

ANISE AVENUE

100' EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY PER BK. 53131, PG. 81, O.R.

- SEE SHEET 13 -

- SEE SHEET 12 -

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

[1] INDICATES PRIVATE DRIVEWAY AND FIRE LANE

EASEMENT LEGEND:

(J) CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES

(L) 30 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND ROADWAY PURPOSES, GRANTED AS PARCEL 2, IN THE DOCUMENT RECORDED MAY 23, 2018 AS INSTRUMENT No. 20180513286, OF OFFICIAL RECORDS.

BOOK 1398 PAGE 91

1395/91

7-12-17

1 LOT
114.99 ACRES

SHEET 1 OF 7 SHEETS

TRACT NO. 48086-01

IN THE UNINCORPORATED TERRITORY,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

07/12/2017
20170778814

BEING A SUBDIVISION OF A PORTION OF SECTION 8,
TOWNSHIP 4 NORTH, RANGE 14 WEST,
SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL
PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE

FILED
AT REQUEST OF OWNER
MAY PAST 1 PM
IN BOOK 1398
AT PAGE 91-97
OF MAPS
LOS ANGELES COUNTY, CA.
Registrar-Recorder/County Clerk
by N. Jones
Deputy
FEE $ 26
D.A. FEE Code 20 $ 3.00

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

WE DO HEREBY DEDICATE TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT THE EASEMENT, FOR FLOOD CONTROL, INGRESS AND EGRESS PURPOSES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENTAL THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

AND WE DO HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE TWENTY (20) FOOT WIDE EASEMENT FOR MULTIUSE (EQUESTRIAN, BICYCLE, AND HIKING) PURPOSES FOR THE SPRING CANYON TRAIL, ESTIMATED LENGTH OF TWO AND ONE-HALF (2.5) MILES.

WE FURTHER STATE THAT, EXCEPT AS SHOWN ON A COPY OF THIS MAP ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS, WE KNOW OF NO EASEMENT OR STRUCTURE EXISTING WITHIN THE EASEMENTS HEREIN OFFERED FOR DEDICATION TO THE PUBLIC, OTHER THAN PUBLICLY OWNED WATER LINES, SEWERS, OR STORM DRAINS, THAT WE WILL GRANT NO RIGHT OR INTEREST WITHIN THE BOUNDARIES OF SAID EASEMENTS OFFERED TO THE PUBLIC, EXCEPT WHERE SUCH RIGHT OR INTEREST IS EXPRESSLY MADE SUBJECT TO THE SAID EASEMENTS.

AND WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE RIGHT TO PROHIBIT THE CONSTRUCTION OF MORE THAN ONE RESIDENCE AND ACCESSORY BUILDING WITHIN LOT 1.

SPRING CANYON RECOVERY ACQUISITION LLC
A DELAWARE LIMITED LIABILITY COMPANY, OWNER

NAME: Jon Shumaker
TITLE: Authorized Signatory

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF New York)
COUNTY OF Westchester) SS

ON April 24, 2017

BEFORE ME HSINYI LONKER, A NOTARY PUBLIC,
(PRINT NAME AND TITLE)

PERSONALLY APPEARED Jon Shumaker (NAME OF SUBSCRIBING WITNESS) WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

MY PRINCIPAL BUSINESS IS IN Westchester COUNTY
MY COMMISSION EXPIRES June 1, 2018
COMMISSION NUMBER 01LO6222974

WITNESS MY HAND
Hsinyi Lonker
PRINT NAME

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY Fabrizio Pachano DEPUTY DATE 7/12/17

I HEREBY CERTIFY THAT THE SECURITY IN THE AMOUNT OF $58,825.00 HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. 48086-01 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY Fabrizio Pachano DEPUTY DATE 7/12/17

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SPRING CANYON RECOVERY ACQUISITION LLC, IN MAY 2005, I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP; AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT TIE NOTES FOR ALL CENTERLINE MONUMENTS NOTED AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS OF SAID COUNTY WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE SHOWN HEREON.

MATTHEW J. VERNON
P.L.S. NO. 7553

4-24-2017
DATE

PROFESSIONAL LAND SURVEYOR
MATTHEW J. VERNON
No. PLS 7553
STATE OF CALIFORNIA

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON WESTERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 8, T-4-N, R-14-W, S.B.M., SHOWN AS N 01°02'54"E ON THE RECORD OF SURVEY FILED IN BOOK 107 AT PAGE 58 OF RECORDS OF SURVEYS, AND SHOWN AS "N 01°14'51"E" ON THIS SUBDIVISION MAP.

FLOOD CONTROL DISTRICT ACCEPTANCE CERTIFICATE:

UNDER THE AUTHORITY CONFERRED BY RESOLUTION DULY AND REGULARLY ADOPTED BY THE BOARD OF SUPERVISORS OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT ON THE 6TH DAY OF MARCH, 1962, A CERTIFIED COPY OF WHICH WAS RECORDED IN BOOK D1543, PAGE 439, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, AND AMENDED BY SUPPLEMENTAL RESOLUTION ON THE 23RD DAY OF DECEMBER, 1969, THE UNDERSIGNED HEREBY ACCEPTS THE INTEREST IN REAL PROPERTY CONVEYED BY THE WITHIN DEDICATION OR GRANT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A GOVERNMENTAL AGENCY AND CONSENTS TO THE RECORDATION ON BEHALF OF SAID DISTRICT.

BY: Fabrizio Pachano DEPUTY DATE: 7/12/17

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF STATE LAW AND LOCAL SUBDIVISION ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

COUNTY ENGINEER
BY Fabrizio D. Pachano DEPUTY FABRIZIO G. PACHANO DATE: 7/12/17
L.S. NO. 7274

LICENSED LAND SURVEYOR
FABRIZIO G. PACHANO
Exp. 12/31/18
No. L007274
STATE OF CALIFORNIA

OPEN SPACE NOTE

LOT 1 IS APPROVED AS OPEN SPACE LOT TO BE HELD IN COMMON BY THE OWNERS OF LOT 1 OR BY ANY SUCCESSORS IN INTEREST OF ANY LOTS CREATED BY THE FURTHER DIVISION OF SAID LOT.

CERTIFICATE OF ACCEPTANCE

IN REFERENCE TO TRACT NO. 48086-01, IT IS ORDERED THAT THE MAP OF TRACT NO. 48086-01 IS HEREBY APPROVED.

THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY CONVEYED BY THE WITHIN DEDICATION OR GRANT TO THE COUNTY OF LOS ANGELES, A GOVERNMENTAL AGENCY IS HEREBY ACCEPTED AND THE GRANTEE CONSENTS TO THE RECORDATION THEREOF BY ITS AUTHORIZED OFFICER.

I HEREBY CERTIFY THAT THE FOREGOING ORDER WAS ADOPTED BY THE BOARD OF SUPERVISORS AT A MEETING HELD ON THE 11TH DAY, OF JULY, 2017

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: Fabrizio Pachano DEPUTY DATE: 7/12/17

BOOK 1398 PAGE 92
1398/92

7-12-17

SCALE: 1" = 500'

TRACT NO. 48086-01

IN THE UNINCORPORATED TERRITORY,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SIGNATURE OMISSIONS:

THE FOLLOWING SIGNATURE(S) OF THE PART(IES) NAMED HEREINAFTER AS OWNER(S) OF THE INTEREST SET FORTH UNDER THE PROVISIONS OF SECTION 66436, (a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT HAVE BEEN OMITTED AS THEIR INTEREST CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE(S) IS (ARE) NOT REQUIRED BY THE LOCAL AGENCY;

THE UNITED STATES OF AMERICA, SUCCESSOR OR ASSIGNEE, HOLDER OF AN EASEMENT FOR DITCHES AND CANALS BY DEEDS RECORDED APRIL 5, 1940 IN BOOK 17415 PAGE 138, AND AUGUST 28, 1940 IN BOOK 17785 PAGE 112, BOTH OF OFFICIAL RECORDS. SAID EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED FROM THE RECORD INFORMATION.

THE STATE OF CALIFORNIA, SUCCESSOR OR ASSIGNEE, HOLDER OF AN EASEMENT FOR RIGHTS TO FISH BY DEED RECORDED AUGUST 28, 1940 IN BOOK 17785 PAGE 112, OF OFFICIAL RECORDS. SAID EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED FROM THE RECORD INFORMATION.

SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION AND AS SUCCESSOR TO SOUTHERN COUNTIES GAS COMPANY, A CORPORATION, HOLDER OF A RIGHT OF WAY FOR GAS LINES BY DEED RECORDED DECEMBER 14, 1956 AS INSTRUMENT NO. 3258 IN BOOK 53131, PAGE 81, BOTH OF OFFICIAL RECORDS.

HARVEY C. MOORE AND MARY E. MOORE, HOLDER(S) OF AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES BY DEED RECORDED MAY 17, 1966 AS INSTRUMENT NO. 971 IN BOOK D-3306 PAGE 636 AND HOLDER(S) OF AN EASEMENT FOR WATERLINE PURPOSES BY DEED RECORDED MAY 17, 1966 AS INSTRUMENT NO. 971 IN BOOK D-3306 PAGE 636 ALL OF OFFICIAL RECORDS.

COUNTY OF LOS ANGELES, INTEREST HOLDER BY IRREVOCABLE OFFER TO DEDICATE RECORDED APRIL 13, 2017 AS INSTRUMENT NO. 20170410076 OF OFFICIAL RECORDS.

THE FOLLOWING SIGNATURE(S) OF THE PART(IES) NAMED HEREINAFTER AS OWNER(S) OF THE INTEREST SET FORTH UNDER THE PROVISIONS OF SECTION 66436, (A)(3)(C) OF THE SUBDIVISION MAP ACT HAVE BEEN OMITTED AS THEIR INTEREST CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE(S) IS (ARE) NOT REQUIRED BY THE LOCAL AGENCY;

THE STATE OF CALIFORNIA, SUCCESSOR OR ASSIGNEE, OWNERS OF OIL AND MINERAL RIGHTS BY A DEED RECORDED AUGUST 28, 1940 IN BOOK 17785 PAGE 112, OF OFFICIAL RECORDS.

HARVEY C. MOORE AND MARY E. MOORE, SUCCESSOR OR ASSIGNEE, OWNERS OF OIL AND MINERAL RIGHTS BY DEED RECORDED MAY 17, 1966 AS INSTRUMENT NO. 971 IN BOOK D-3306 PAGE 636 OF OFFICIAL RECORDS.

FAIRVIEW PROPERTIES, INC., A CORPORATION, SUCCESSOR OR ASSIGNEE, OWNERS OF OIL AND MINERAL RIGHTS BY DEED RECORDED JULY 11, 1967 AS INSTRUMENT NO. 2700 IN BOOK D 3699 PAGE 291, OF OFFICIAL RECORDS.

MONUMENT LEGEND

1. FOUND 3" BRASS CAP CSM PER CSB-1983 ACCEPTED AS NORTHWEST CORNER SECTION 8, T-4-N, R-14-W, SBM
2. FOUND 3" BRASS CAP CSM PER CSB-1983, ACCEPTED AS NORTH QUARTER CORNER SECTION 8, T-4-N, R-14-W, SBM
3. FOUND 3" BRASS CAP CSM PER CSB-1983 ACCEPTED AS NORTHEAST CORNER SECTION 8, T-4-N, R-14-W, SBM
4. FOUND 3" BRASS CAP CSM PER CSB-1983 ACCEPTED AS EAST QUARTER CORNER SECTION 8, T-4-N, R-14-W, SBM
5. FOUND 3" BRASS CAP CSM PER CSB-1983 ACCEPTED AS SOUTHEAST CORNER SECTION 8, T-4-N, R-14-W, SBM
6. FOUND 3" BRASS CAP CSM PER CSB-5355 ACCEPTED AS SOUTHWEST CORNER SECTION 8, T-4-N, R-14-W, SBM
7. FOUND 3" BRASS CAP CSM PER CSB-1983 ACCEPTED AS WEST QUARTER CORNER SECTION 8, T-4-N, R-14-W, SBM
8. FOUND 3" BRASS CAP CSM PER CSB-1983 ACCEPTED AS SOUTH QUARTER CORNER SECTION 8, T-4-N, R-14-W, SBM
9. S, T AND W PER CALTRANS RIGHT-OF-WAY MAP F-1060, LA-7-14 SEARCHED, NOTHING FOUND OR SET
10. NOTHING FOUND, 2" IP, WITH CONCRETE PLUG, TACK AND TAG "PLS 7553" PLUG TO BE SET
11. 2"IP PER 143 RS 34 SEARCHED, NOTHING FOUND, 2" IP, WITH CONCRETE PLUG, TACK AND TAG "PLS 7553" TO BE SET
12. FOUND 2" IP AND TAG "LS 3450" PER 143 RS 34. 0.16" W"LY, 0.09" N"LY FROM TRUE CORNER
13. FOUND 2" IP AND TAG "LS 3450" PER 143 RS 34, 0.14" W"LY, 0.42" S"LY FROM TRUE CORNER
14. FOUND 2" IP AND TAG "LS 3450" PER 143 RS 34, 0.50" W"LY, 0.09" S"LY FROM TRUE CORNER
15. FOUND 2" IP AND TAG "LS 3450" PER 143 RS 34, 0.31" W"LY, 0.29" S"LY FROM TRUE CORNER
16. CENTER OF SECTION 8, T-4-N, R-14-W, PER CSB-1983, SEARCHED NOT FOUND ESTABLISHED BY INTERSECTION
17. 2" IRON PIPE 18" LONG WITH CONCRETE PLUG, TACK AND TAG "PLS 7553" FLUSH WITH GROUND TO BE SET

BOOK 1398 PAGE 93

1398/93

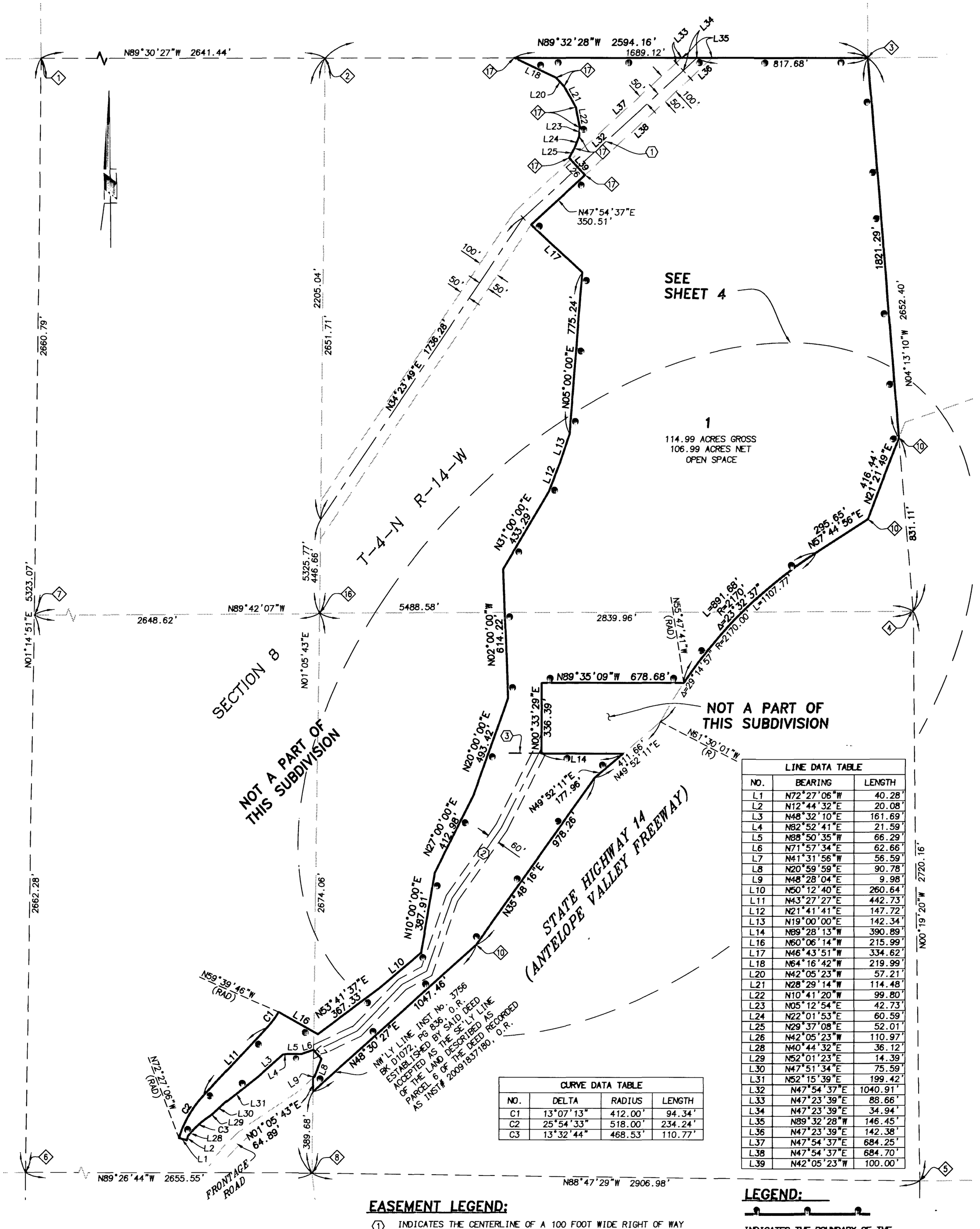
7-12-17

SCALE: 1" = 300'

SHEET 3 OF 7

TRACT NO. 48086-01

IN THE UNINCORPORATED TERRITORY,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N72°27'06"W	40.28'
L2	N12°44'32"E	20.08'
L3	N48°32'10"E	161.69'
L4	N82°52'41"E	21.59'
L5	N88°50'35"W	66.29'
L6	N71°57'34"E	62.66'
L7	N41°31'56"W	56.59'
L8	N20°59'59"E	90.78'
L9	N48°28'04"E	9.98'
L10	N50°12'40"E	260.64'
L11	N43°27'27"E	442.73'
L12	N21°41'41"E	147.72'
L13	N19°00'00"E	142.34'
L14	N89°28'13"W	390.89'
L16	N60°06'14"W	215.99'
L17	N46°43'51"W	334.62'
L18	N64°16'42"W	219.99'
L20	N42°05'23"W	57.21'
L21	N28°29'14"W	114.48'
L22	N10°41'20"W	99.80'
L23	N05°12'54"E	42.73'
L24	N22°01'53"E	60.59'
L25	N29°37'08"E	52.01'
L26	N42°05'23"W	110.97'
L28	N40°44'32"E	36.12'
L29	N52°01'23"E	14.39'
L30	N47°51'34"E	75.59'
L31	N52°15'39"E	199.42'
L32	N47°54'37"E	1040.91'
L33	N47°23'39"E	88.66'
L34	N47°23'39"E	34.94'
L35	N89°32'28"W	146.45'
L36	N47°23'39"E	142.38'
L37	N47°54'37"E	684.25'
L38	N47°54'37"E	684.70'
L39	N42°05'23"W	100.00'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	13°07'13"	412.00'	94.34'
C2	25°54'33"	518.00'	234.24'
C3	13°32'44"	468.53'	110.77'

EASEMENT LEGEND:

(1) INDICATES THE CENTERLINE OF A 100 FOOT WIDE RIGHT OF WAY EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY GRANTED FOR GAS LINES BY DEED RECORDED DECEMBER 14, 1956 AS INSTRUMENT NO. 3258 IN BOOK 53131, PAGE 81, BOTH OF OFFICIAL RECORDS.

(2) INDICATES A 60 FOOT WIDE EASEMENT GRANTED TO HARVEY C. MOORE AND MARY E. MOORE FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES BY DEED RECORDED MAY 17, 1966 AS INSTRUMENT NO. 971 IN BOOK D-3306 PAGE 636 OF OFFICIAL RECORDS. SEE SHEET 5 AND SHEET 6 FOR DETAIL.

(3) INDICATES A 3 FOOT WIDE EASEMENT GRANTED TO HARVEY C. MOORE AND MARY E. MOORE FOR WATERLINE PURPOSES BY DEED RECORDED MAY 17, 1966 AS INSTRUMENT NO. 971 IN BOOK D-3306 PAGE 636 OF OFFICIAL RECORDS. SEE SHEET 6 FOR DETAIL.

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

INDICATES MONUMENT AS DESCRIBED IN THE LEGEND ON SHEET 2.

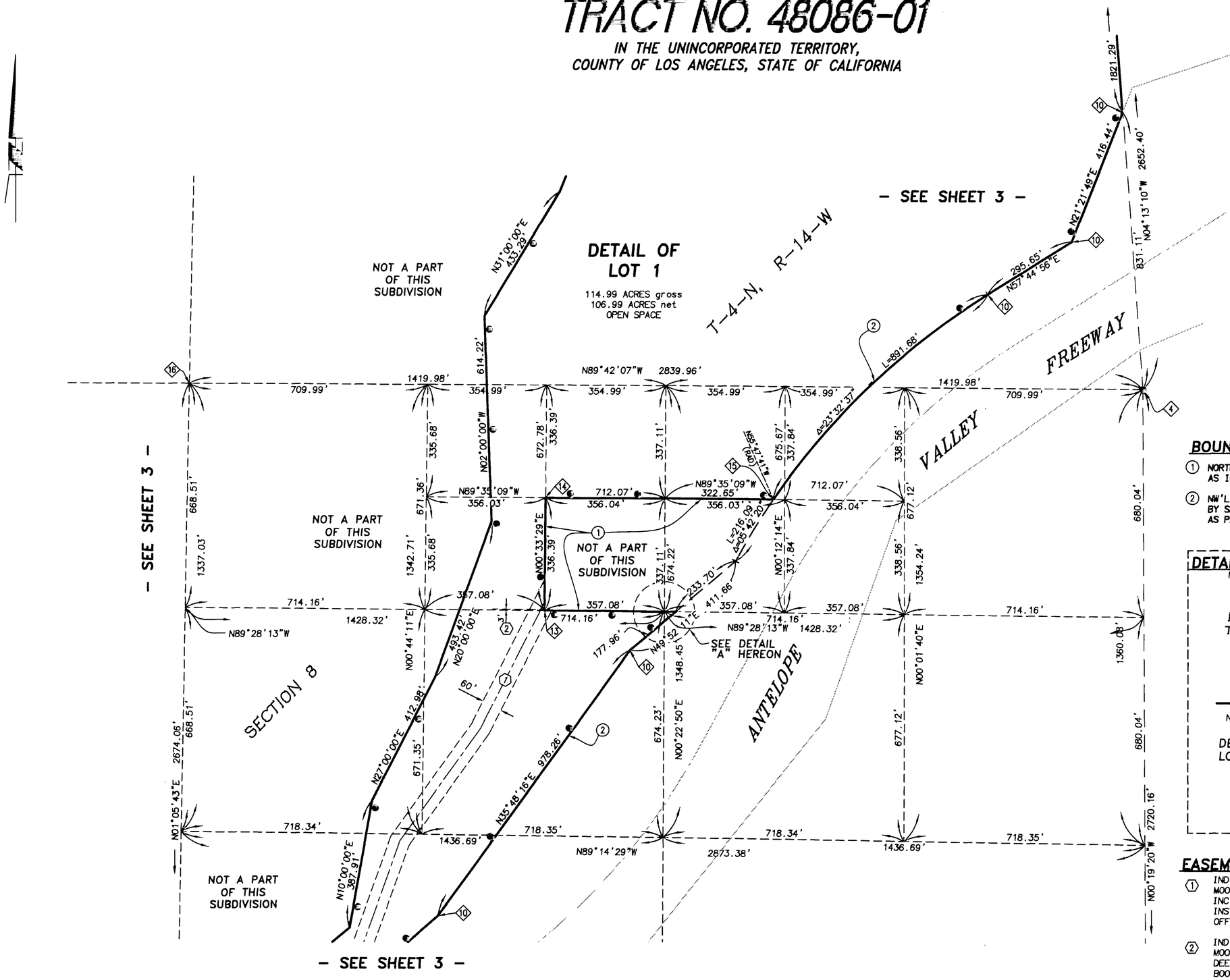
BC . . . . . BRASS CAP
ESTAB. . . . . ESTABLISHED
FD . . . . . FOUND
HOA . . . HOME OWNERS ASSOCIATION
IP. . . . . IRON PIPE
LACFCD. LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
M . . . . . MEASURED
S, T & W . . SPIKE, TIN & WASHER
SNF. . . . . SEARCHED NOT FOUND

1398/94

SCALE: 1" = 200'

TRACT NO. 48086-01

IN THE UNINCORPORATED TERRITORY,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT AS DESCRIBED IN THE LEGEND ON SHEET 2.

BC . . . . . BRASS CAP
ESTAB. . . . . ESTABLISHED
FD . . . . . FOUND
HOA. . . HOME OWNERS ASSOCIATION
IP. . . . . IRON PIPE
LACFCD. LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
M . . . . . MEASURED
S, T & W . . SPIKE, TIN & WASHER
SNF. . . . . SEARCHED NOT FOUND

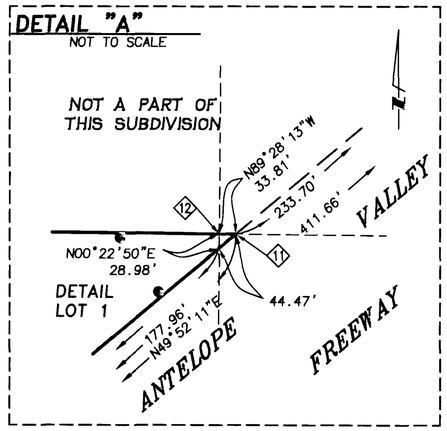
BOUNDARY NOTES

(1) NORTH, SOUTH AND WEST LINES OF DEED RECORDED 1/24/1969 AS INST#3657 ESTABLISHED BY SAID DEED.

(2) NW'LY LINE INST 3756, BK D1072, PG 836 O.R. ESTABLISHED BY SAID DEED, ACCEPTED AS SE'LY LINE OF THELAND DESCRIBED AS PARCEL 6 OF THE DEED RECORDED AS INST#20091837180, O.R.

DETAIL "A"

NOT TO SCALE



EASEMENT LEGEND:

(1) INDICATES A 60 FOOT WIDE EASEMENT GRANTED TO HARVEY C. MOORE AND MARY E. MOORE FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES BY DEED RECORDED MAY 17, 1966 AS INSTRUMENT NO. 971 IN BOOK D-3306 PAGE 636 OF OFFICIAL RECORDS. SEE SHEET 5 AND SHEET 6 FOR DETAIL.

(2) INDICATES A 3 FOOT WIDE EASEMENT GRANTED TO HARVEY C. MOORE AND MARY E. MOORE FOR WATERLINE PURPOSES BY DEED RECORDED MAY 17, 1966 AS INSTRUMENT NO. 971 IN BOOK D-3306 PAGE 636 OF OFFICIAL RECORDS. SEE SHEET 6 FOR DETAIL.

BOOK 838 PAGE 94

1398/95

L-12-1

SCALE: 1" = 50'

SHEET 5 OF 7

TRACT NO. 48086-01

IN THE UNINCORPORATED TERRITORY,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

EASEMENT LEGEND

(A) EASEMENT TO L.A.C.F.C.D. FOR ACCESS PURPOSES.

(T) CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES.

(1) CENTERLINE OF A 60 FOOT WIDE EASEMENT GRANTED TO HARVEY C. MOORE AND MARY E. MOORE FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES BY DEED RECORDED MAY 17, 1966 AS INSTRUMENT NO. 971 IN BOOK D-3306 PAGE 636 OF OFFICIAL RECORDS.

DETAIL "A"

NOT TO SCALE

DETAIL OF LOT 1

N65°13'01"E 210.49'
N71°57'34"E 62.66'
N01°05'43"E 25.02'
0.11'
N01°05'43"E 8.25'
N65°13'01"E 230.55' 224.72'
5.83'
N01°05'43"E 580.00'
N41°31'56"W 39.06'
31.33'
56.59'
30'
60'
30'
N65°13'01"E 221.20'

DETAIL OF LOT 1

114.99 ACRES gross
106.99 ACRES net
OPEN SPACE

NOT A PART OF THIS SUBDIVISION

NOT A PART OF THIS SUBDIVISION

NOT A PART OF THIS SUBDIVISION

SEE DETAIL "A" HEREON

N43°27'27"E 442.73'
Δ=25°54'33" R=518.00' L=234.24'
N48°32'10"E 161.69'
N52°15'39"E 199.42'
N47°51'34"E 75.59'
N52°01'23"E 14.39'
Δ=13°32'44" R=468.53' L=110.77'
N40°44'32"E 36.12'
N12°44'32"E 20.08'
N72°27'06"W (RAD)
33.27'
N59°39'46"W (RAD)
L=94.34' R=412.00' Δ=13°07'13"
Δ=05°57'21" L=42.83'
S55°07'00"E (RAD)
167.48'
Δ=02°37'06" L=18.83'
181.37'
N60°06'14"W 215.99'
61.58'
N53°41'37"E 367.33'
N16°38'00"W 15.21'
N82°52'41"E 21.59'
N16°38'00"W
N88°50'35"W 66.29'
N71°57'34"E 62.66'
N41°31'56"W 56.59'
N65°13'01"E 210.49'
N65°13'01"E 230.55' 224.72'
60'
N65°13'01"E 221.20'
N20°59'59"E 90.78'
N48°28'04"E 94.99'
N48°28'04"E 9.98'
N48°28'04"E 69.60'
64.89'
N48°30'27"E 1047.46'
NW'LY LINE INST No. 3756 BK D1072, PG 836, O.R. ESTABLISHED PER SAID DEED ACCEPTED AS THE SE'LY LINE OF THE LAND DESCRIBED AS PARCEL 6 OF THE DEED RECORDED AS INST# 20091837180, O.R.

L21 L22 L20 L19 L18 L17 L16 L15 L14 L13 L12 L11 L10 L9 L8 L7 L6 L5 L4 L3 L2 L1 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33 L34 L35 L36 L37 L38 L39 L40 L41 L42 L43 L44 L45 L46 L47

NW'LY LINE PARCEL 2 INST No 1673, BK D893 PG 951, REC 6/29/1960 ESTABLISHED PER SAID DEED

N56°56'53"E 272.19'

FRONTAGE ROAD

N56°56'53"E 274.41'

30' 48' 18'

Δ=20°15'59" R=630.00' L=222.84'

Δ=20°16'00" R=600.00' L=212.23'

ESTAB PARALLEL WITH NW'LY LINE PARCEL 2, INST No. 1673, BK D893 PG 951, REC 6/29/1960 PER CALTRANS RIGHT OF WAY MAP F-1060, LA-7-14

STATE HIGHWAY 14
(ANTELOPE VALLEY FREEWAY)

Δ=01°35'13" R=570.00' L=15.79'
N36°40'54"E 92.04'
N36°40'54"E 86.77'

30' 48' 18'

NW'LY LINE PARCEL 2 INST No 1673, BK D893 PG 951, REC 6/29/1960 ESTABLISHED PER SAID DEED

SOUTH LINE SECTION 8 T-4-N, R-14-W

N89°26'44"W 516.81'

IDENTICAL

CENTER LINE SECTION 8 T-4-N, R-14-W

389.68' 454.57' N01°05'43"E 580.00'

- SEE SHEET 6 -

- SEE SHEET 3 -

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N18°43'21"E	8.60'
L2	N19°12'43"E	9.94'
L3	N43°07'00"E	12.60'
L4	N22°18'43"E	9.93'
L5	N23°37'56"E	9.87'
L6	N24°54'05"E	9.85'
L7	N26°14'53"E	9.75'
L8	N28°23'39"E	9.89'
L9	N27°53'59"E	9.85'
L10	N30°46'08"E	9.79'
L11	N30°29'14"E	9.86'
L12	N32°45'31"E	9.77'
L13	N33°04'48"E	9.84'
L14	N34°44'50"E	9.76'
L15	N35°40'48"E	9.82'
L16	N36°42'55"E	9.76'
L17	N38°14'09"E	9.82'
L18	N38°36'42"E	9.72'
L19	N41°12'16"E	8.06'
L20	N47°29'25"E	23.43'
L21	N46°52'26"E	180.51'
L22	N43°54'35"E	210.38'
L23	N42°22'01"E	11.31'
L24	N42°27'02"E	11.47'

LINE DATA TABLE CONTINUED		
NO.	BEARING	LENGTH
L25	N42°25'09"E	11.35'
L26	N46°23'26"E	10.65'
L27	N51°29'17"E	10.25'
L28	N56°25'37"E	10.02'
L29	N61°13'45"E	9.82'
L30	N65°54'46"E	9.65'
L31	N70°29'36"E	9.51'
L32	N74°59'07"E	9.40'
L33	N79°24'06"E	9.30'
L34	N83°45'22"E	9.23'
L35	N88°03'51"E	9.19'
L36	N87°39'09"W	9.18'
L37	N83°21'01"W	9.25'
L38	N79°14'56"W	10.79'
L39	N88°25'28"W	12.65'
L40	N75°24'48"E	10.59'
L41	N82°42'35"E	4.54'
L42	N75°27'26"E	5.94'
L43	N68°26'05"E	5.94'
L44	N61°29'06"E	5.98'
L45	N54°34'44"E	6.04'
L46	N47°41'15"E	8.39'
L47	N25°12'37"E	230.34'

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT AS DESCRIBED IN THE LEGEND ON SHEET 2.

BC . . . . . BRASS CAP
ESTAB. . . . . ESTABLISHED
FD . . . . . FOUND
HOA. . . HOME OWNERS ASSOCIATION
IP . . . . . IRON PIPE
LACFCD. LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
M . . . . . MEASURED
S, T & W . . SPIKE, TIN & WASHER
SNF. . . . . SEARCHED NOT FOUND

BOOK 138 PAGE 45

1398/96

7-12-17

SCALE: 1" = 100'

TRACT NO. 48086-01

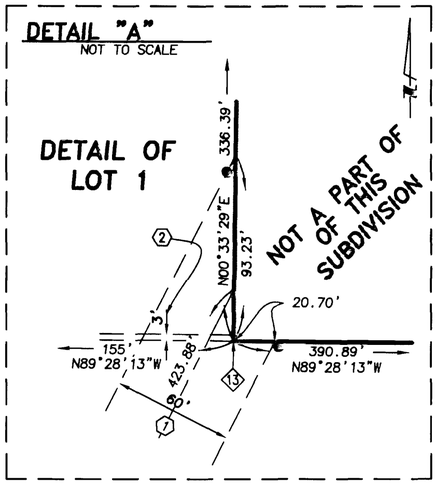
IN THE UNINCORPORATED TERRITORY,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

– SEE SHEET 7 –

– SEE SHEET 5 –

BOOK 1398 PAGE 96

DETAIL "A"
NOT TO SCALE



LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

◇# INDICATES MONUMENT AS DESCRIBED IN THE LEGEND ON SHEET 2.

BC . . . . . BRASS CAP
ESTAB. . . . . ESTABLISHED
FD . . . . . FOUND
HOA . . . HOME OWNERS ASSOCIATION
IP . . . . . IRON PIPE
LACFCD. LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
M . . . . . MEASURED
S, T & W . . SPIKE, TIN & WASHER
SNF. . . . . SEARCHED NOT FOUND

EASEMENT LEGEND

(T) CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES.

(1) CENTERLINE OF A 60 FOOT WIDE EASEMENT GRANTED TO HARVEY C. MOORE AND MARY E. MOORE FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES BY DEED RECORDED MAY 17, 1966 AS INSTRUMENT NO. 971 IN BOOK D-3306 PAGE 636 OF OFFICIAL RECORDS.

(2) 3 FOOT WIDE EASEMENT GRANTED TO HARVEY C. MOORE AND MARY E. MOORE FOR WATERLINE PURPOSES BY DEED RECORDED MAY 17, 1966 AS INSTRUMENT NO. 971 IN BOOK D-3306 PAGE 636 OF OFFICIAL RECORDS.

NOT A PART OF THIS SUBDIVISION

DETAIL OF LOT 1
114.99 ACRES gross
106.99 ACRES net
OPEN SPACE

NW'LY LINE INST No. 3756 BK D1072, PG 836, O.R. ESTABLISHED PER SAID DEED ACCEPTED AS THE SE'LY LINE OF THE LAND DESCRIBED AS PARCEL 6 OF THE DEED RECORDED AS INST# 20091837180, O.R.

NORTH, SOUTH AND WEST LINES OF INST No. 3657 RECORDED 1/24/1969 ESTABLISHED PER SAID DEED

SEE DETAIL "A" HEREON

NOT A PART OF THIS SUBDIVISION

STATE HIGHWAY 14
(ANTELOPE VALLEY FREEWAY)

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	28°32'54"	104.00'	51.82'
C2	46°27'01"	116.00'	94.04'
C3	58°11'30"	47.00'	47.73'
C4	47°07'36"	22.00'	18.10'
C5	30°49'43"	100.00'	53.81'
C6	20°17'26"	160.00'	56.66'
C7	44°05'50"	75.00'	57.72'
C8	42°14'02"	169.00'	124.57'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L47	N61°13'45"E	9.82'
L48	N35°36'48"E	15.52'
L49	N33°08'22"E	7.79'
L50	N61°41'16"E	14.22'
L51	N58°17'54"E	14.25'
L52	N46°33'25"E	49.32'
L53	N65°54'13"E	10.68'
L54	N69°41'31"E	33.45'
L55	N61°44'35"E	9.10'
L56	N53°03'59"E	8.86'
L57	N45°24'23"E	8.57'
L58	N44°00'53"E	81.57'
L59	N34°14'46"E	4.54'
L60	N24°19'57"E	6.21'
L61	N15°16'44"E	20.17'
L62	N08°29'43"E	23.62'
L63	N01°42'42"E	11.90'
L64	N30°05'01"E	20.69'
L65	N29°49'36"E	19.81'
L66	N35°25'35"E	10.40'
L67	N43°32'50"E	9.31'
L68	N27°13'39"E	41.77'
L69	N16°13'37"E	10.81'
L70	N33°13'50"E	21.73'
L71	N23°01'21"E	25.13'
L72	N16°27'51"E	22.89'
L73	N16°29'03"E	20.10'
L74	N16°29'39"E	28.62'
L75	N32°47'32"E	5.15'
L76	N29°05'11"E	24.20'
L77	N26°17'08"E	32.08'
L78	N28°58'26"E	37.00'
L79	N34°54'45"E	17.65'
L80	N28°12'43"E	17.59'
L81	N26°49'40"E	11.24'
L82	N26°39'31"E	19.15'
L83	N26°18'04"E	7.55'
L84	N19°07'27"E	35.89'
L85	N17°43'00"E	23.91'
L86	N24°36'17"E	14.88'

LINE DATA TABLE CONTINUED		
NO.	BEARING	LENGTH
L87	N21°02'54"E	15.37'
L88	N19°06'38"E	17.25'
L89	N16°41'11"E	19.61'
L90	N18°11'25"E	23.16'
L91	N12°42'39"E	20.32'
L92	N12°14'35"E	16.25'
L93	N20°20'52"E	15.59'
L94	N26°57'51"E	17.74'
L95	N18°41'18"E	16.18'
L96	N42°29'42"E	5.67'
L97	N18°32'25"E	9.63'
L98	N26°58'06"E	8.70'
L99	N47°36'51"E	11.60'
L100	N48°59'15"E	3.18'
L101	N32°35'20"E	2.09'
L102	N47°08'17"E	11.99'
L103	N49°21'32"E	5.49'
L104	N61°20'43"E	16.69'
L105	N50°12'04"E	7.77'
L106	N43°35'45"E	8.40'
L107	N47°39'22"E	9.51'
L108	N44°17'21"E	6.97'
L109	N39°32'28"E	6.54'
L110	N28°30'25"E	9.50'
L111	N28°59'36"E	16.95'
L112	N35°49'03"E	21.41'
L113	N29°49'55"E	21.41'
L114	N26°50'21"E	4.33'
L115	N23°06'55"W	14.29'
L116	N21°51'02"W	12.06'
L117	N01°49'36"W	15.87'
L118	N05°49'46"E	28.75'
L119	N12°23'10"E	32.01'
L120	N16°27'09"E	58.51'
L121	N15°34'24"E	4.19'
L122	N14°15'12"E	13.97'
L123	N20°18'13"E	6.55'
L124	N10°27'06"E	11.40'
L125	N30°19'39"E	17.68'
L126	N41°52'24"E	15.99'

1398/97

7-12-17

SCALE: 1" = 100'

TRACT NO. 48086-01

IN THE UNINCORPORATED TERRITORY,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(17) INDICATES MONUMENT AS DESCRIBED IN THE LEGEND ON SHEET 2.

BC . . . . . BRASS CAP
ESTAB. . . . . ESTABLISHED
FD . . . . . FOUND
HOA. . . HOME OWNERS ASSOCIATION
IP. . . . . IRON PIPE
LACFCD. LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
M . . . . . MEASURED
S, T & W . . SPIKE, TIN & WASHER
SNF. . . . . SEARCHED NOT FOUND

EASEMENT LEGEND

(T) CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES.

- SEE SHEET 3 -

- SEE SHEET 3 -

- SEE SHEET 6 -

NOT A PART OF THIS SUBDIVISION

NOT A PART OF THIS SUBDIVISION

DETAIL OF LOT 1

114.99 ACRES gross
106.99 ACRES net
OPEN SPACE

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C9	42°01'17"	33.00'	24.20'
C10	53°08'49"	89.00'	82.56'
C11	14°24'27"	266.00'	66.89'
C12	25°03'26"	56.00'	24.49'
C13	35°15'45"	108.00'	66.47'
C14	27°11'23"	70.00'	33.22'
C15	64°54'21"	35.00'	39.65'
C16	41°49'14"	93.00'	67.88'
C17	27°11'20"	82.00'	38.91'
C18	50°02'40"	34.00'	29.70'
C19	27°08'02"	107.00'	50.67'
C20	44°20'05"	65.00'	50.30'
C21	35°25'59"	83.01'	51.33'
C22	41°20'16"	36.00'	25.97'
C23	16°16'36"	305.00'	86.64'
C24	15°20'33"	75.00'	20.08'
C25	42°56'21"	8.00'	6.00'
C26	50°20'12"	8.00'	7.03'
C27	32°04'55"	16.00'	8.96'
C28	58°17'24"	16.00'	16.28'
C29	33°29'56"	100.00'	58.47'
C30	54°31'01"	8.00'	7.61'
C31	82°40'45"	5.00'	7.22'
C32	151°37'41"	2.00'	5.29'
C33	71°01'30"	13.00'	16.12'
C34	41°10'45"	13.00'	9.34'
C35	57°04'49"	13.00'	12.95'
C36	14°30'25"	58.21'	14.74'
C37	153°05'14"	2.00'	5.34'
C38	163°54'42"	2.00'	5.72'
C39	163°04'50"	2.00'	5.69'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L125	N30°19'39"E	17.68'
L126	N41°52'24"E	15.99'
L127	N11°53'40"E	16.73'
L128	N01°30'59"E	17.71'
L129	N02°46'00"W	16.43'
L130	N03°02'44"W	16.35'
L131	N20°14'21"W	16.84'
L132	N17°02'32"W	16.37'
L133	N26°04'34"W	11.68'
L134	N49°42'05"W	4.02'
L135	N39°48'46"W	17.71'
L136	N14°10'22"W	18.56'
L137	N02°11'03"E	19.82'
L138	N27°07'19"E	17.24'
L139	N25°41'42"E	17.54'
L140	N34°25'27"E	17.01'
L141	N53°51'04"E	9.46'
L142	N66°28'40"E	8.76'
L143	N49°52'05"E	17.59'
L144	N47°36'42"E	17.59'
L145	N36°57'43"E	40.55'
L146	N32°54'19"E	20.34'
L147	N27°18'05"E	8.11'
L148	N29°45'18"E	91.96'
L149	N23°19'30"E	23.79'
L150	N10°27'55"E	23.79'
L151	N18°23'44"E	30.15'
L152	N25°31'32"E	29.97'
L153	N16°17'42"W	13.06'
L154	N26°26'00"W	23.96'
L155	N01°40'41"E	31.22'

LINE DATA TABLE CONTINUED		
NO.	BEARING	LENGTH
L156	N14°45'28"W	23.24'
L157	N20°21'10"W	15.17'
L158	N43°04'30"W	19.85'
L159	N16°22'55"W	9.58'
L160	N22°22'00"W	17.02'
L161	N15°07'30"W	18.19'
L162	N03°20'23"W	11.47'
L163	N26°33'42"E	12.56'
L164	N02°17'24"E	12.04'
L165	N29°28'44"E	13.97'
L166	N52°23'22"E	20.03'
L167	N36°11'35"E	42.76'
L168	N08°08'30"W	14.39'
L169	N43°34'29"W	14.59'
L170	N01°18'10"W	26.14'
L171	N11°11'51"E	37.02'
L172	N23°02'03"E	24.03'
L173	N14°59'01"E	12.22'
L174	N17°54'55"E	8.85'
L175	N23°42'28"E	16.05'
L176	N66°38'49"E	22.66'
L177	N57°34'23"E	10.93'
L178	N07°14'11"E	21.90'
L179	N24°50'44"W	8.96'
L180	N33°26'40"E	20.47'
L181	N38°48'05"E	18.35'
L182	N44°35'08"E	32.69'
L183	N53°52'40"E	12.13'
L184	N56°19'13"E	3.12'
L185	N22°49'17"E	35.99'
L186	N16°29'04"E	41.91'

LINE DATA TABLE CONTINUED		
NO.	BEARING	LENGTH
L187	N08°19'44"E	15.85'
L188	N46°11'17"W	11.71'
L189	N57°00'10"W	22.56'
L190	N66°14'24"W	14.92'
L191	N16°26'21"E	13.10'
L192	N19°10'46"E	10.28'
L193	N02°27'14"W	15.29'
L194	N32°34'20"W	31.76'
L195	N04°12'01"W	32.68'
L196	N54°46'42"E	32.98'
L197	N32°08'52"W	32.05'
L198	N14°58'24"E	15.92'
L199	N02°34'03"E	22.45'
L200	N50°07'58"W	47.89'
L201	N06°37'07"E	21.41'
L202	N07°51'19"W	19.46'
L203	N15°26'23"E	26.03'
L204	N21°24'59"W	29.34'
L205	N39°10'56"W	24.35'
L206	N49°21'31"W	17.50'
L207	N61°06'59"W	18.72'
L208	N45°01'41"W	25.48'
L209	N22°43'37"W	23.78'
L210	N34°56'22"E	42.11'
L211	N00°51'59"E	34.44'
L212	N16°03'11"W	33.35'
L213	N09°56'33"W	21.30'
L214	N33°12'13"W	21.30'
L215	N49°02'57"W	19.33'
L216	N41°54'10"W	26.50'
L217	N33°34'24"W	55.65'

LINE DATA TABLE CONTINUED		
NO.	BEARING	LENGTH
L218	N16°41'56"W	14.46'
L219	N36°40'17"W	11.18'
L220	N00°26'33"E	5.04'
L221	N57°31'45"E	21.57'
L222	N75°28'03"E	44.44'
L223	N87°45'25"W	16.11'
L224	N81°04'56"W	18.42'
L225	N79°07'13"E	11.99'
L226	N06°19'13"W	7.77'
L227	N74°24'04"W	53.32'
L228	N86°50'28"E	21.12'
L229	N83°14'13"E	20.33'
L230	N89°42'52"E	19.53'
L231	N83°07'15"E	21.43'
L232	N42°46'46"W	4.54'
L233	N51°24'18"E	36.97'
L234	N15°55'27"W	42.69'
L235	N05°39'35"W	19.22'
L236	N25°27'25"W	20.40'
L237	N49°57'59"W	5.35'
L238	N85°14'01"E	24.29'
L239	N52°24'59"W	9.55'
L240	N00°48'20"W	28.54'
L241	N68°46'49"E	4.56'
L242	N03°28'50"E	10.79'
L243	N12°35'44"E	47.36'
L244	N07°05'43"W	23.56'
L245	N39°55'18"E	14.62'
L246	N21°30'01"E	11.91'
L247	N18°03'21"W	44.64'
L248	N83°52'03"W	9.66'

BOOK 1398 PAGE 91

2

RECORDING REQUESTED BY

Matthew J. Vernon, PLS

WHEN RECORDED RETURN TO:

County of Los Angeles
Department of Public Works
Attn: Survey Public County / 4th Floor
P.O. Box 1460
Alhambra CA 91802-1460

08/07/2018
20180792574

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CERTIFICATE OF CORRECTION

I, Matthew J. Vernon, do hereby state that the following corrections or amendments to the Map of Tract No. 48086-01, as filed in Book 1398, Pages 91 through 97 inclusive of Maps in the office of Registrar-Recorder/County Clerk of the County of Los Angeles are made by me in accordance with Sections 66469 and 66470 of the Subdivision Map Act;

SHEET 5;

Easement A is granted to the Los Angeles Flood Control District for flood control purposes in lieu of "access purposes" as shown on Sheet 5 of said Map

Certificate of County Surveyor

This is to certify that the above Certificate of Correction has been examined and that the amendments and/or corrections are in compliance with Sections 66469 and 66470 of the Subdivision Map Act.

Date: 8/6, 2018

ORIGINAL SIGNED
Deputy County Surveyor
Fabrizio G. Pacheco
(Printed Name)
PLS No. 7274
Exp. Date: 12/31, 2018

LICENSED LAND SURVEYOR
FABRIZIO G. PACHANO
Exp. 12/31/18
No. L007274
STATE OF CALIFORNIA

PROFESSIONAL LAND SURVEYOR
MATTHEW J. VERNON
No. PLS 7553
STATE OF CALIFORNIA

Date: July 18, 2018

(Signature of Surveyor)

Matthew J. Vernon, PLS
(Printed Name of Surveyor)

PLS No. 7553

Exp. Date: December 31, 2019

Listed below are the fee owners of property reflected on the original recorded map:

SPRING CANYON RECOVERY ACQUSITION, LLC
A DELAWARE LIMITED LIABILTY COMPANY

1414/20

BOOK 1414 PAGE 20

266 LOTS
322.37 ACRES

08/07/2019
20190785272

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF SECTION 8 AND SECTION 17, TOWNSHIP 4 NORTH, RANGE 14 WEST, SAN BERNADINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE

SHEET 1 OF 32 SHEETS

FILED
AT REQUEST OF OWNER
AUG 01 2019 AM PST
IN BOOK 1414
AT PAGE 20-51
OF MAPS
LOS ANGELES COUNTY, CA.
Registrar-Recorder/County Clerk
by _____ Deputy
FEE $ 10
D.A. FEE Code 20 $ 5

OWNERS STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

WE HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

WE FURTHER STATE THAT, EXCEPT AS SHOWN ON A COPY OF THIS MAP ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS, WE KNOW OF NO EASEMENT OR STRUCTURE EXISTING WITHIN THE EASEMENTS HEREIN OFFERED FOR DEDICATION TO THE PUBLIC, OTHER THAN PUBLICLY OWNED WATER LINES, SEWERS, OR STORM DRAINS, THAT WE WILL GRANT NO RIGHT OR INTEREST WITHIN THE BOUNDARIES OF SAID EASEMENTS OFFERED TO THE PUBLIC, EXCEPT WHERE SUCH RIGHT OR INTEREST IS EXPRESSLY MADE SUBJECT TO THE SAID EASEMENTS.

AS A DEDICATION TO PUBLIC USE, WHILE ALL OF YELLOWSTONE LANE WITHIN OR ADJACENT TO THIS SUBDIVISION REMAINS A PUBLIC STREET, WE HEREBY ABANDON ALL RIGHTS OF DIRECT VEHICULAR ACCESS AND EGRESS FROM ABUTTING LOTS 1 THROUGH 11 TO SAID STREET. IF ANY PORTION OF SAID STREET WITHIN OR ADJACENT TO THIS SUBDIVISION IS VACATED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE OPEN SPACE LOTS 256 AND 266;

AND WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES FOR PUBLIC FACILITIES LOTS 250 (FIRE STATION) AND 251 (SHERIFF STATION);

AND WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE RIGHT TO PROHIBIT THE CONSTRUCTION OF MORE THAN ONE RESIDENTIAL BUILDING WITHIN LOTS 1 THROUGH 249, INCLUSIVE.

AND WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE RIGHT TO PROHIBIT THE CONSTRUCTION OF RESIDENTIAL BUILDINGS WITHIN LOTS 252, 253 AND 257 DESIGNATED AS PRIVATE PARKS, AND LOTS ~~255~~ AND 259, 260 AND 261 DESIGNATED AS PRIVATE DEBRIS BASINS.

AND WE HEREBY GRANT LOTS 254 AND 258 INCLUSIVE, AND 262 THROUGH 265, INCLUSIVE IN FEE SIMPLE TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

AND WE DO HEREBY DEDICATE TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT THE EASEMENTS FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES, INGRESS AND EGRESS, ACCESS AND MAINTENANCE PURPOSES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENTAL THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

WE HEREBY GRANT TO THE COUNTY OF LOS ANGELES AN EASEMENT PERTAINING TO ALL AIRSPACE ABOVE A PLANE THREE (3) FEET ABOVE THE "TOP OF CURB" GRADE LINE AS ESTABLISHED BY THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS FOR THE PURPOSE OF MAINTAINING UNOBSTRUCTED VISIBILITY AS SHOWN ON SAID MAP.

AND WE DO HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE EASEMENT FOR MULTIUSE (EQUESTRIAN, BICYCLE, AND HIKING) PURPOSES FOR THE SPRING CANYON TRAIL.

AND WE DO HEREBY DEDICATE TO THE COUNTY LOS ANGELES THE EASEMENTS FOR WILDLIFE COORIDOR ACCESS AND MAINTENANCE PURPOSES.

SPRING CANYON RECOVERY ACQUISITION, LLC
A DELAWARE LIMITED LIABILITY COMPANY

NAME: Jon Shomaker
TITLE: Authorized Signatory

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF New York)
COUNTY OF New York) SS
ON Feb 1, 2018
BEFORE ME ~~Jon Shomaker~~ Marsha Rojas
(PRINT NAME AND TITLE)

PERSONALLY APPEARED Jon Shomaker (NAME OF SUBSCRIBING WITNESS) WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF ~~CALIFORNIA~~ New York THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

MY PRINCIPAL BUSINESS IS IN New York COUNTY
MY COMMISSION EXPIRES 10/1/21
COMMISSION NUMBER 01RO6064861

WITNESS MY HAND
Marsha Rojas
PRINT NAME

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BY Fabrizio Pachano DEPUTY DATE 8/7/19

I HEREBY CERTIFY THAT THE SECURITY IN THE AMOUNT OF $ 168,600.00 HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. 48086-02 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BY Fabrizio Pachano DEPUTY DATE 8/7/19

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND COMPLETE FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN MAY, 2005 IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SPRING CANYON RECOVERY ACQUISITION, LLC, IN MAY 2005, I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT TIE NOTES FOR ALL CENTERLINE MONUMENTS (OR FOR ALL CENTERLINE TIE MONUMENTS NOTED AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS OF SAID COUNTY WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR
MATTHEW J. VERNON
No. PLS 7553
STATE OF CALIFORNIA

MATTHEW J. VERNON
PLS 7553
2/6/2018
DATE

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON WESTERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 8, T-4-N, R-14-W, S.B.M., SHOWN AS N 1°02'54"E ON THE RECORD OF SURVEY FILED IN BOOK 107 AT PAGE 58 OF RECORDS OF SURVEYS, AND SHOWN AS "N 1°14'51"E" ON THIS SUBDIVISION MAP.

L.A.C.F.C.D. ACCEPTANCE CERTIFICATE:

UNDER THE AUTHORITY CONFERRED BY RESOLUTION DULY AND REGULARLY ADOPTED BY THE BOARD OF SUPERVISORS OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT ON THE 6TH DAY OF MARCH, 1962 A CERTIFIED COPY OF WHICH WAS RECORDED IN BOOK D1543, PAGE 439, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, AND AMENDED BY SUPPLEMENTAL RESOLUTION ON THE 23RD DAY OF DECEMBER, 1969 THE UNDERSIGNED HEREBY ACCEPTS THE INTEREST IN REAL PROPERTY CONVEYED BY THE WITHIN DEDICATION OR GRANT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A GOVERNMENTAL AGENCY AND CONSENTS TO THE RECORDATION ON BEHALF OF SAID DISTRICT.

BY: Fabrizio Pachano DATE: 8/7/19

RPD PROJECT NOTE

THIS SUBDIVISION (TRACT) IS APPROVED AS A RESIDENTIAL PLANNED DEVELOPMENT PROJECT WHEREBY THE COMMON AREAS WILL BE HELD IN FEE BY AN ASSOCIATION MADE UP OF THE OWNERS OF THE INDIVIDUAL LOTS. MEMBERSHIP IN THE HOMEOWNER'S ASSOCIATION IS INSEPARABLE FROM OWNERSHIP IN THE INDIVIDUAL LOTS.

OPEN SPACE NOTE

LOTS 256 AND 266 IS APPROVED AS OPEN SPACE LOTS TO BE HELD IN COMMON BY THE OWNERS OF LOTS 1 THROUGH 249 INCLUSIVE OR BY ANY SUCCESSORS IN INTEREST OF ANY LOTS CREATED BY THE FURTHER DIVISION OF SAID LOTS.

COUNTY ENGINEER'S CERTIFICATE

I HERBY VERIFY THAT I HAVE EXAMINED THIS MAP, THAT IT COMPLIES WITH ALL PROVISIONS OF STATE LAW APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED BY THE CITY ENGINEER.

DATE: 8/7/19
BY Fabrizio Pachano COUNTY ENGINEER DEPUTY
L.S. NO. 7274 EXPIRES: 12-31-2020

LICENSED LAND SURVEYOR
FABRIZIO G. PACHANO
Exp. 12/31/2020
No. L007274
STATE OF CALIFORNIA

IN REFERENCE TO TRACT NO. 48086-02, IT IS ORDERED THAT THE MAP OF TRACT NO. 48086-02 IS HEREBY APPROVED.

THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY CONVEYED BY THE WITHIN DEDICATION OR GRANT TO THE COUNTY OF LOS ANGELES, A GOVERNMENTAL AGENCY IS HEREBY ACCEPTED AND THE GRANTEE CONSENTS TO THE RECORDATION THEREOF BY ITS AUTHORIZED OFFICER.

I HEREBY CERTIFY THAT THE FOREGOING ORDER WAS ADOPTED BY THE BOARD OF SUPERVISORS AT A MEETING HELD ON THE 6TH DAY, OF August, 2019

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: Fabrizio Pachano DEPUTY DATE: 8/7/19

MAP / Grant

14/4/21

BOOK 1414 PAGE 21

SCALE: 1" = 500'

SHEET 2 OF 32 SHEETS

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SIGNATURE OMISSIONS:

The signature of the United States of America, successor or assignee, easement holder(s) by deed(s) recorded April 5, 1940 in Book 17415 Page 138 and August 28, 1940 in Book 17785 Page 112, both of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.
Note: Said easement is indeterminate in nature.

The signature of the State of California, successor or assignee, easement holder(s) by deed(s) recorded August 28, 1940 in Book 17785 Page 112, of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.
Note: Said easement is indeterminate in nature.

The signature of the State of California, successor or assignee, the owners of oil and mineral rights by a deed recorded August 28, 1940 in Book 17785 Page 112, of Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

The signature of Southern California Gas Company, a corporation, and as successor to Southern Counties Gas Company, a corporation, easement holder(s) by deed(s) recorded July 27, 1956 as Instrument No. 2716 in Book 51862 Page 279 and December 14, 1956 as Instrument No. 3258 in Book 53131 Page 81, both of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.

The signature of the State of California, successor or assignee, the owners of oil and mineral rights by a deed recorded November 15, 1963 as Instrument No. 5234 in Book D-2257 Page 919, Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

The signature of Harvey C. Moore and Mary E. Moore, successor or assignee, the owners of oil and mineral rights by a deed recorded May 17, 1966 as Instrument No. 971 in Book D-3306 Page 636 of Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

The signature of Fairview Properties, Inc., a corporation, successor or assignee, the owners of oil and mineral rights by a deed recorded July 11, 1967 as Instrument No. 2700 in Book D 3699 Page 291, of Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

The signature of Pacific Bay Properties, successor or assignee, easement holder(s) by deed(s) recorded January 24, 2001 as Instrument No. 01-0130801 of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.

The signature of County of Los Angeles, easement holder(s) by deed(s) recorded April 13, 2017 as 20170410076, Official Records of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.
Note: Said easement is indeterminate in nature.

The signature of Santa Clarita Valley Water Agency, easement holder(s) by deed(s) recorded May 23, 2018 as Instrument No. 20180513285 and 20180513286, of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.

ABANDONMENT NOTE

I HEREBY CERTIFY THAT PURSUANT TO SECTION 66434 (G) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF;

THOSE PORTIONS OF THE EASEMENT ACQUIRED BY FINAL DECREE OF CONDEMNATION RECORDED SEPTEMBER 29, 1953 AS INSTRUMENT NO. 2350, IN BOOK 42804, PAGE 288 OF OFFICIAL RECORDS,

AND THOSE PORTIONS OF RIGHT-OF-WAY AND EASEMENTS ACQUIRED BY THE COUNTY OF LOS ANGELES AS SUCCESSOR IN INTEREST BY RELINQUISHMENT NO 286, RECORDED DECEMBER 3. 1964 AS INSTRUMENT NO. 3526, IN BOOK 2720, PAGE 442 OF OFFICIAL RECORDS FROM THE STATE OF CALIFORNIA RECORDED JUNE 29, 1960 AS INSTRUMENT NO. 1673 IN BOOK D-893, PAGE 951 OF OFFICIAL RECORDS, NOT SHOWN ON THIS MAP. D-

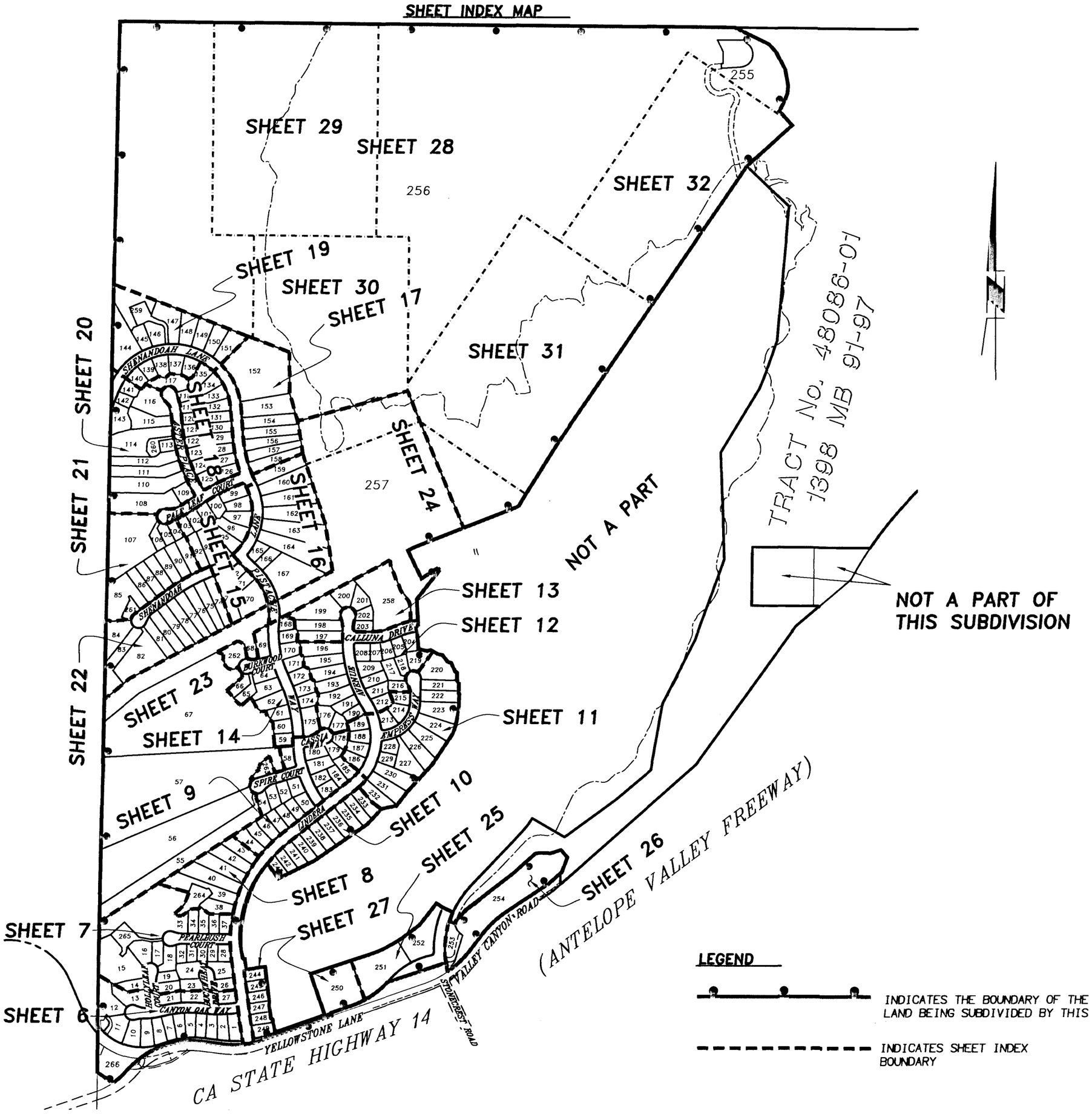
EXECUTIVE OFFICE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: Fabrizio Padano DEPUTY

DATE: 8/7/19

COUNTY OF LOS ANGELES CALIFORNIA

SHEET INDEX MAP



LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

INDICATES SHEET INDEX BOUNDARY

1414/22

BOOK 1414 PAGE 22

SCALE: 1" = 500'

SHEET 3 OF 32 SHEETS

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

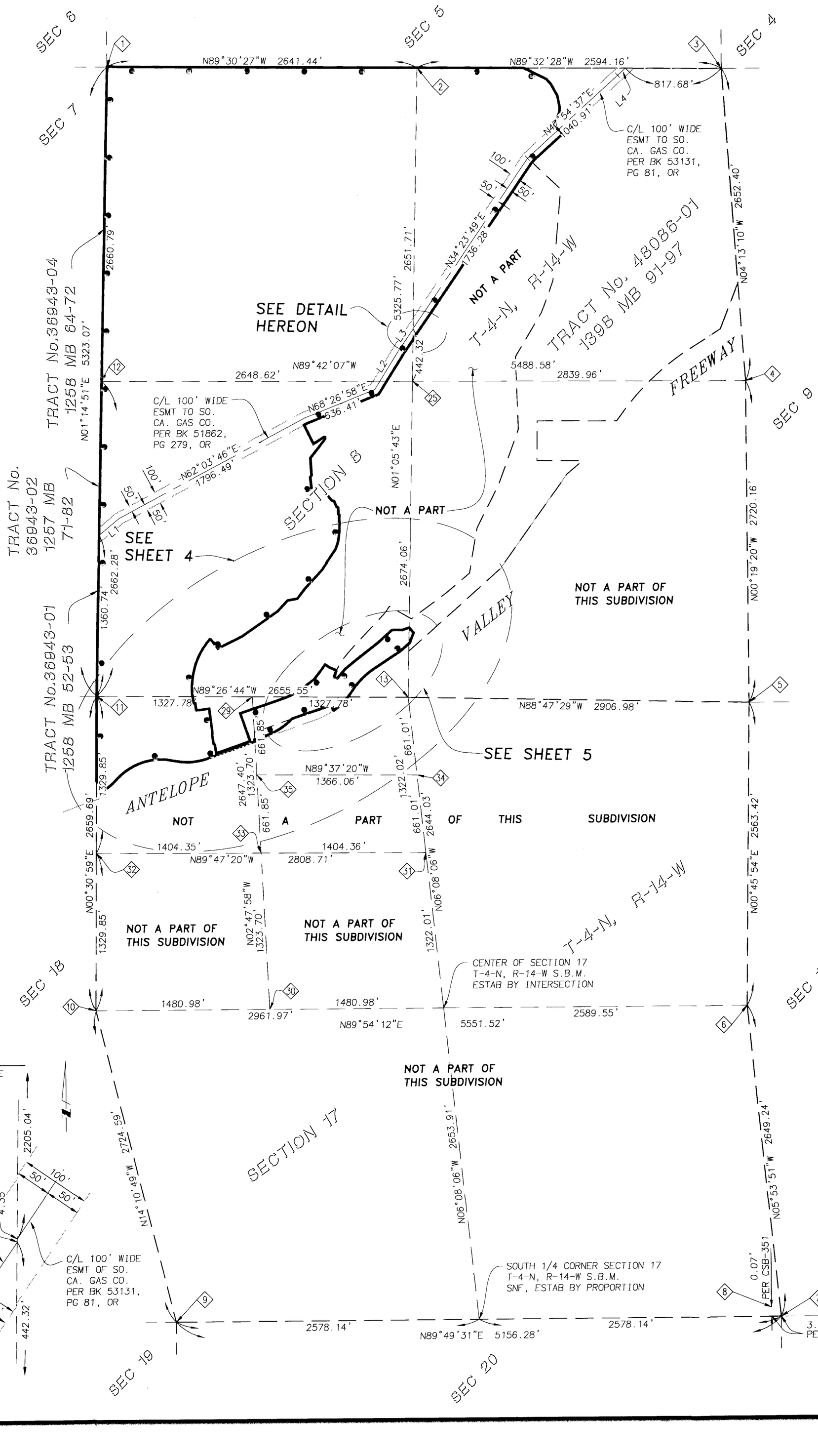
LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

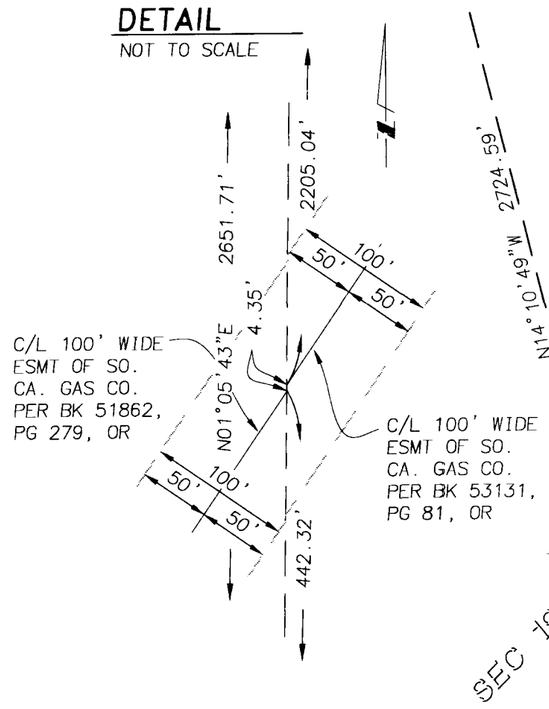
INDICATES MONUMENT AS DESCRIBED IN THE LEGEND ON SHEET 5.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N50°43'56"E	226.44'
L2	N32°09'23"E	397.67'
L3	N34°24'23"E	211.23'
L4	N47°23'39"E	88.66'





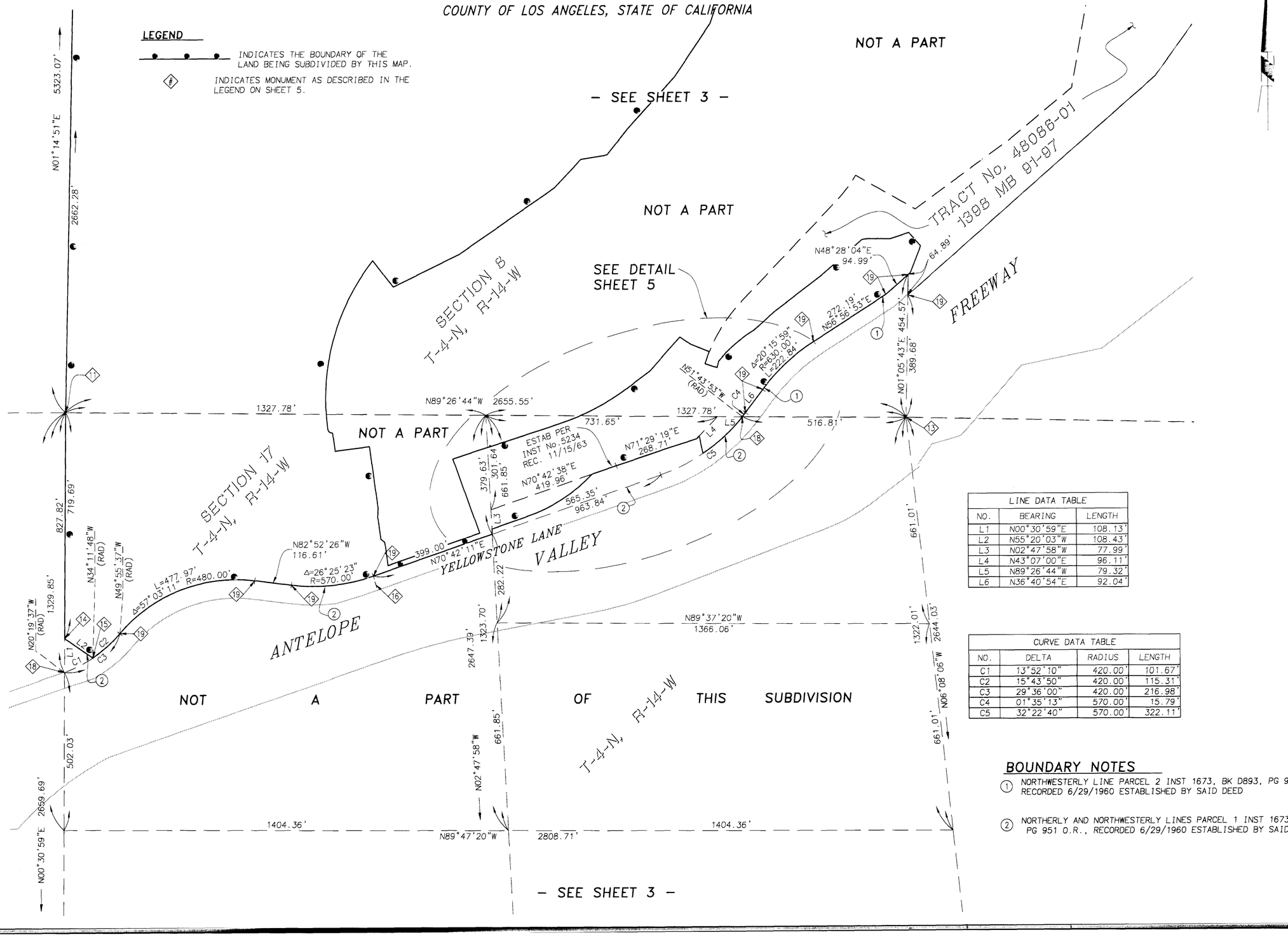
DETAIL
NOT TO SCALE



SCALE: 1" = 200'

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N00°30'59"E	108.13'
L2	N55°20'03"W	108.43'
L3	N02°47'58"W	77.99'
L4	N43°07'00"E	96.11'
L5	N89°26'44"W	79.32'
L6	N36°40'54"E	92.04'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	13°52'10"	420.00'	101.67'
C2	15°43'50"	420.00'	115.31'
C3	29°36'00"	420.00'	216.98'
C4	01°35'13"	570.00'	15.79'
C5	32°22'40"	570.00'	322.11'

BOUNDARY NOTES

(1) NORTHWESTERLY LINE PARCEL 2 INST 1673, BK D893, PG 951 O.R. RECORDED 6/29/1960 ESTABLISHED BY SAID DEED

(2) NORTHERLY AND NORTHWESTERLY LINES PARCEL 1 INST 1673, BK D893, PG 951 O.R., RECORDED 6/29/1960 ESTABLISHED BY SAID DEED

SCALE: 1" = 60'

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

MONUMENT LEGEND

1. FOUND 3" BRASS CAP CSM PER CSB-1983 ACCEPTED AS NORTHWEST CORNER SECTION 8, T-4-N, R-14-W, S.B.M.
2. FOUND 3" BRASS CAP CSM PER CSB-1983, ACCEPTED AS NORTH QUARTER CORNER SECTION 8, T-4-N, R-14-W, S.B.M.
3. FOUND 3" BRASS CAP CSM PER CSB-1983 ACCEPTED AS NORTHEAST CORNER SECTION 8, T-4-N, R-14-W, S.B.M.
4. FOUND 3" BRASS CAP CSM PER CSB-1983 ACCEPTED AS EAST QUARTER CORNER SECTION 8, T-4-N, R-14-W, S.B.M.
5. FOUND 3" BRASS CAP CSM PER CSB-1983 ACCEPTED AS SOUTHEAST CORNER SECTION 8, T-4-N, R-14-W, S.B.M.
6. FOUND 3" BRASS CAP CSM PER CSB-5355 ACCEPTED AS EAST QUARTER CORNER SECTION 17, T-4-N, R-14-W, S.B.M.
7. STONE MOUND PER CSB-351 SEARCHED, NOT FOUND, ESTABLISHED AT RECORD DISTANCE FROM 4" IP TO THE WEST PER CSB-351
8. FOUND 4" IP AND BRASS CAP STAMPED "U.S. FORREST RESERVE BOUNDARY" PER CSB-351, ACCEPTED AS REFERENCE MONUMENT TO THE SOUTHEAST CORNER OF SECTION 17, T-4-N, R-14-W, S.B.M.
9. FOUND 3" BRASS CAP CSM PER CSB-5355 ACCEPTED AS SOUTHWEST CORNER SECTION 17, T-4-N, R-14-W, S.B.M.
10. FOUND 3" BRASS CAP CSM PER CSB-5355 ACCEPTED AS WEST QUARTER CORNER SECTION 17, T-4-N, R-14-W, S.B.M.
11. FOUND 3" BRASS CAP CSM PER CSB-5355 ACCEPTED AS SOUTHWEST CORNER SECTION 8, T-4-N, R-14-W, S.B.M.
12. FOUND 3" BRASS CAP CSM PER CSB-1983 ACCEPTED AS WEST QUARTER CORNER SECTION 8, T-4-N, R-14-W, S.B.M.
13. FOUND 3" BRASS CAP CSM PER CSB-1983 ACCEPTED AS SOUTH QUARTER CORNER SECTION 8, T-4-N, R-14-W, S.B.M.
14. FOUND 2" IP AND TAG "RCE 9553" ACCEPTED AS CORNER PER RS 157-8, ON THE WEST LINE OF INSTRUMENT NO. 1673, RECORDED 6/29/1960
15. FOUND 2" IP AND TAG "LS 4574" ACCEPTED AS CORNER PER RS 157-8, ON THE WEST LINE OF INSTRUMENT NO. 1673, RECORDED 6/29/1960
16. S, T AND W PER CALTRANS RIGHT-OF-WAY MAP F-1060, LA-7-14 SEARCHED, NOTHING FOUND OR SET, ESTABLISHED PER SAID MAP
17. S, T AND W PER FM 20871, SEARCHED, NOTHING FOUND OR SET ESTABLISHED PER SAID MAP
18. NOTHING FOUND OR SET, ESTABLISHED AT RECORD DISTANCE (516.81') WESTERLY FROM NW CORNER SECTION 17, PER INSTRUMENT NO. 1673, RECORDED 6/29/1960
19. NOTHING FOUND, 2" IP, TACK AND TAG "PLS 7553" IN CONCRETE PLUG TO BE SET
25. NOTHING FOUND, NOTHING SET, ESTABLISHED BY INTERSECTION
26. 2" IRON PIPE AND THE "PLS 7553" TO BE SET PER TRACT NO. 48086-01 1398 MB 91-97
27. 2" IRON PIPE AND TAG "PLS 7553" 18" LONG FLUSH WITH THE GROUND TO BE SET
28. S, T AND W "PLS 7553" TO BE SET
29. NORTHERLY 1/16TH CORNER OF THE NORTHWEST 1/4 OF SECTION 17, T-4-N, R-14-W, S.B.M. ESTABLISHED BY PRORATION
30. SOUTHERLY 1/16TH CORNER OF THE NORTHWEST 1/4 OF SECTION 17, T-4-N, R-14-W, S.B.M. ESTABLISHED BY PRORATION
31. EASTERLY 1/16TH CORNER OF THE NORTHWEST 1/4 OF SECTION 17, T-4-N, R-14-W, S.B.M. ESTABLISHED BY PRORATION
32. WESTERLY 1/16TH CORNER OF THE NORTHWEST 1/4 OF SECTION 17, T-4-N, R-14-W, S.B.M. ESTABLISHED BY PRORATION
33. CENTER OF THE NORTHWEST 1/4 OF SECTION 17, T-4-N, R-14-W, S.B.M. ESTABLISHED BY PRORATION INTERSECTION
34. SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, T-4-N, R-14-W, S.B.M. ESTABLISHED BY PRORATION
35. SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, T-4-N, R-14-W, S.B.M. ESTABLISHED BY PRORATION

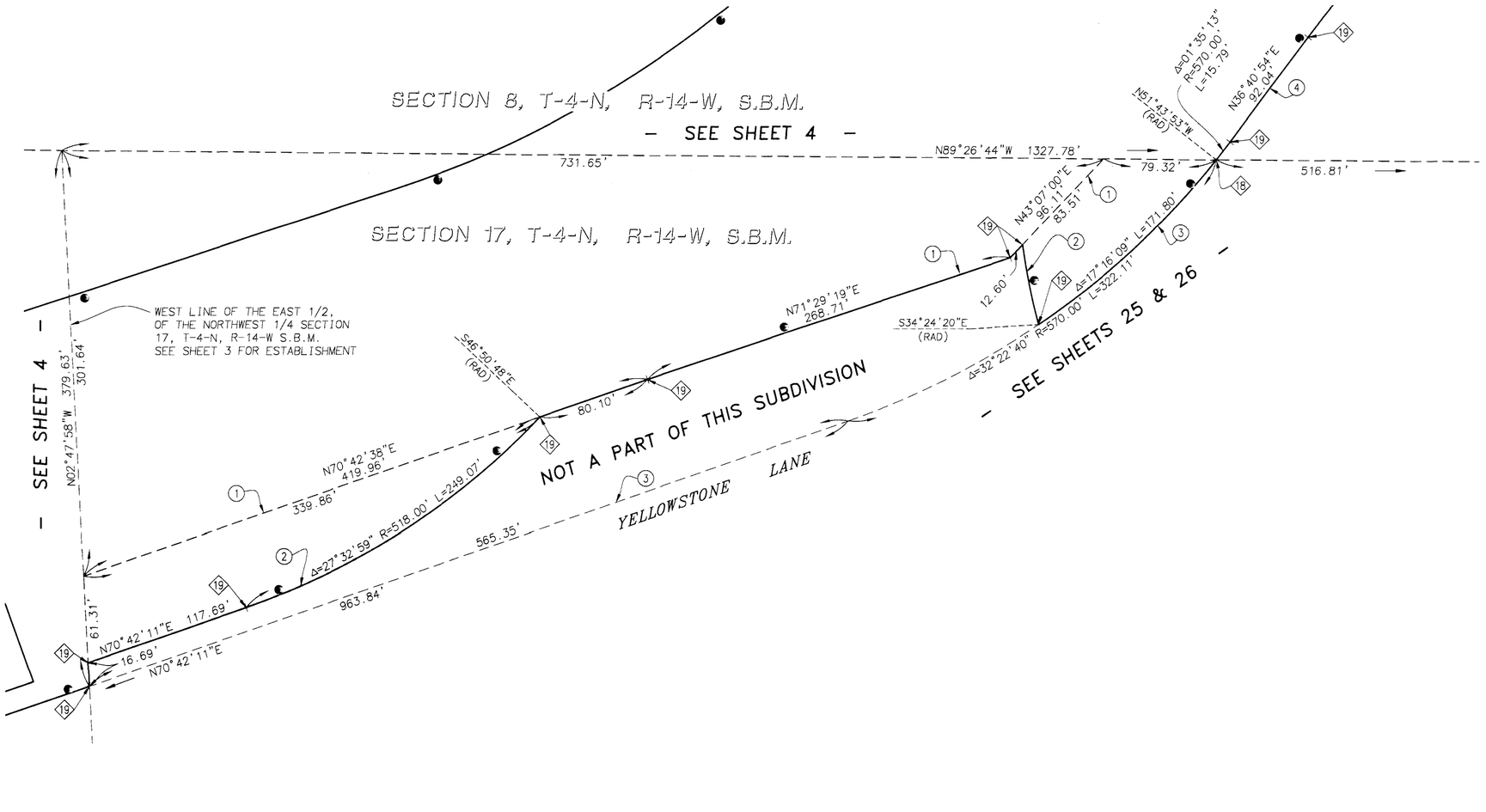
LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT AS DESCRIBED IN THE LEGEND ON SHEET 5.

BOUNDARY NOTES

1. SOUTHERLY LINE OF DEED RECORDED 11/15/1963 INSTRUMENT NO. 5234, BOOK D2257, PG 919 O.R. ESTABLISHED PER SAID DEED
2. SOUTHERLY AND WESTERLY LINES OF PORTIONS OF DEED RECORDED 11/15/1963, INSTRUMENT NO. 5234, BOOK D2257, PG 919 O.R. BEING ABANDONED AS ESTABLISHED BY THIS MAP
3. NORTHERLY AND NORTHWESTERLY LINES OF PARCEL 1, DEED RECORDED 6/29/1960, INSTRUMENT NO. 1673, BOOK D893, PG 951 O.R., ESTABLISHED PER SAID DEED
4. NORTHWESTERLY LINES OF PARCEL 2, DEED RECORDED 6/29/1960, INSTRUMENT NO. 1673, BOOK D893, PG 951 O.R., ESTABLISHED PER SAID DEED



1414/25

BOOK 1414 PAGE 25

SCALE: 1" = 60'

SHEET 6 OF 32 SHEETS

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

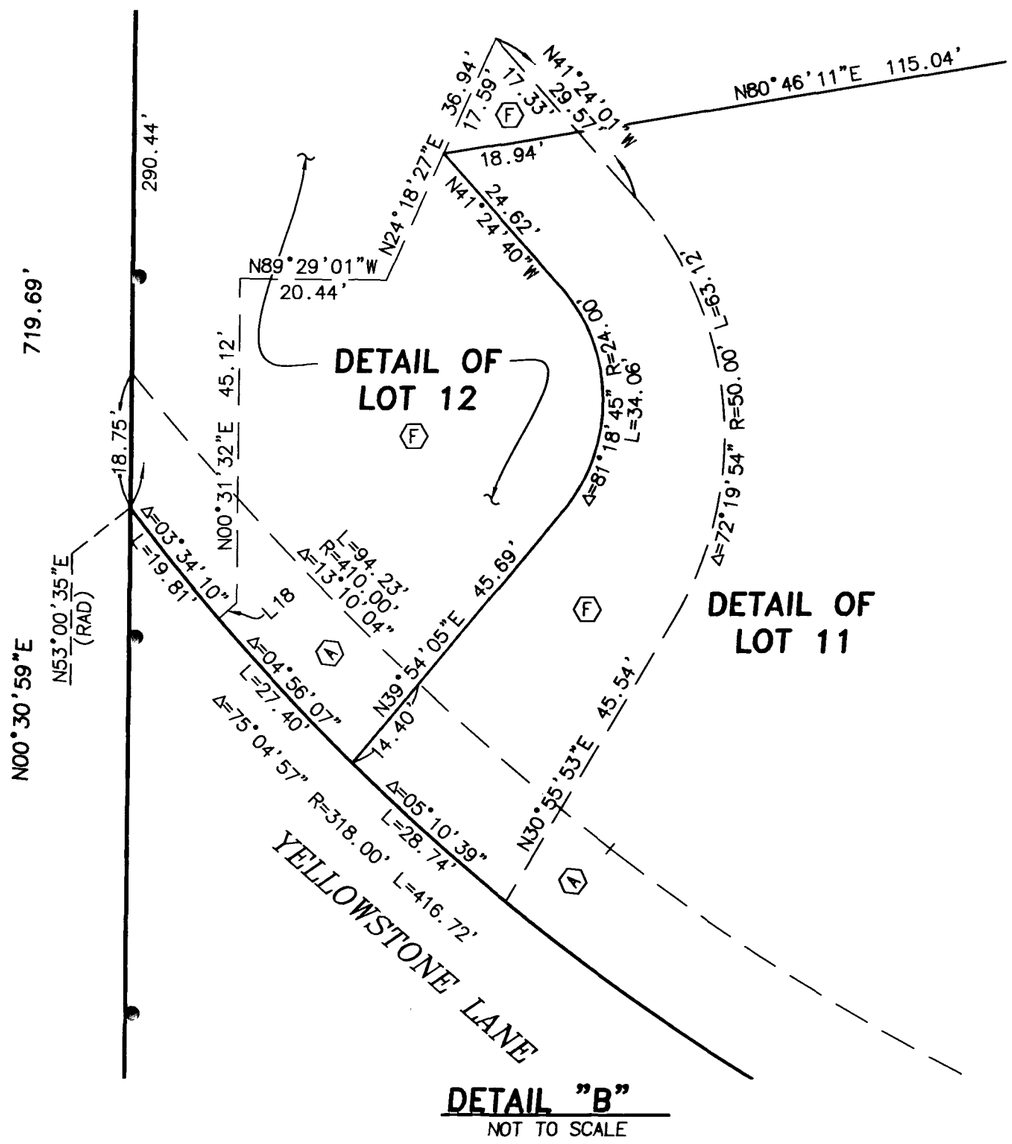
LEGEND:

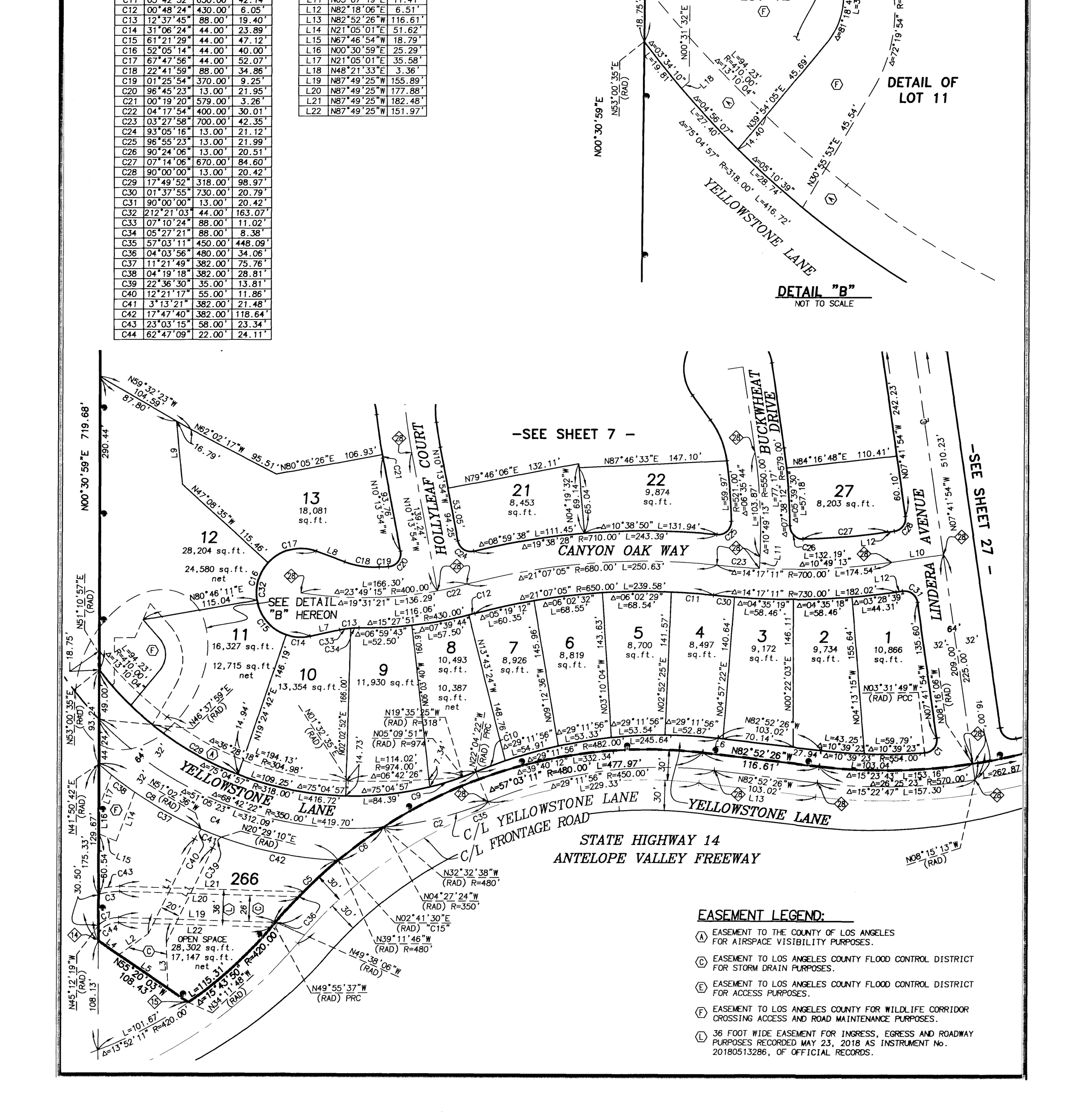
INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

SEE SHEET 5 FOR MONUMENT LEGEND

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	94°10'05"	13.00'	21.37'
C2	17°36'58"	350.00'	107.61'
C3	23°03'15"	53.00'	21.33'
C4	39°09'12"	382.00'	261.04'
C5	10°43'51"	480.00'	89.90'
C6	06°39'08"	480.00'	55.73'
C7	47°23'21"	27.00'	22.33'
C8	18°08'11"	382.00'	120.92'
C9	08°40'48"	318.00'	48.18'
C10	03°40'58"	482.00'	30.98'
C11	03°42'52"	650.00'	42.14'
C12	00°48'24"	430.00'	6.05'
C13	12°37'45"	88.00'	19.40'
C14	31°06'24"	44.00'	23.89'
C15	61°21'29"	44.00'	47.12'
C16	52°05'14"	44.00'	40.00'
C17	67°47'56"	44.00'	52.07'
C18	22°41'59"	88.00'	34.86'
C19	01°25'54"	370.00'	9.25'
C20	96°45'23"	13.00'	21.95'
C21	00°19'20"	579.00'	3.26'
C22	04°17'54"	400.00'	30.01'
C23	03°27'58"	700.00'	42.35'
C24	93°05'16"	13.00'	21.12'
C25	96°55'23"	13.00'	21.99'
C26	90°24'06"	13.00'	20.51'
C27	07°14'06"	670.00'	84.60'
C28	90°00'00"	13.00'	20.42'
C29	17°49'52"	318.00'	98.97'
C30	01°37'55"	730.00'	20.79'
C31	90°00'00"	13.00'	20.42'
C32	212°21'03"	44.00'	163.07'
C33	07°10'24"	88.00'	11.02'
C34	05°27'21"	88.00'	8.38'
C35	57°03'11"	450.00'	448.09'
C36	04°03'56"	480.00'	34.06'
C37	11°21'49"	382.00'	75.76'
C38	04°19'18"	382.00'	28.81'
C39	22°36'30"	35.00'	13.81'
C40	12°21'17"	55.00'	11.86'
C41	3°13'21"	382.00'	21.48'
C42	17°47'40"	382.00'	118.64'
C43	23°03'15"	58.00'	23.34'
C44	62°47'09"	22.00'	24.11'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N26°36'07"E	104.50'
L2	N54°48'45"E	35.98'
L3	N01°36'31"W	45.38'
L4	N55°20'10"W	24.58'
L5	N55°20'04"W	59.04'
L6	N82°52'26"W	4.94'
L7	N78°18'18"E	30.00'
L8	N69°20'39"W	30.00'
L9	N05°00'44"W	62.87'
L10	N82°18'06"E	51.51'
L11	N03°07'19"E	11.41'
L12	N82°18'06"E	6.51'
L13	N82°52'26"W	116.61'
L14	N21°05'01"E	51.62'
L15	N67°46'54"W	18.79'
L16	N00°30'59"E	25.29'
L17	N21°05'01"E	35.58'
L18	N48°21'33"E	3.36'
L19	N87°49'25"W	155.89'
L20	N87°49'25"W	177.88'
L21	N87°49'25"W	182.48'
L22	N87°49'25"W	151.97'





EASEMENT LEGEND:

- (A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.
- (C) EASEMENT TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR STORM DRAIN PURPOSES.
- (E) EASEMENT TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR ACCESS PURPOSES.
- (F) EASEMENT TO LOS ANGELES COUNTY FOR WILDLIFE CORRIDOR CROSSING ACCESS AND ROAD MAINTENANCE PURPOSES.
- (L) 36 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND ROADWAY PURPOSES RECORDED MAY 23, 2018 AS INSTRUMENT No. 20180513286, OF OFFICIAL RECORDS.

14/14/26

BOOK 1414 PAGE 24

SCALE: 1" = 60'

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N72°10'44"W	30.00'
L2	N73°02'26"E	30.00'
L3	N48°46'24"W	20.50'
L4	N89°34'09"W	25.41'
L5	N52°03'22"E	44.95'
L6	N55°52'58"E	21.79'
L7	N89°34'09"W	42.05'
L8	N39°37'09"E	16.39'
L9	N09°34'55"E	34.69'
L10	N78°58'34"W	45.58'
L11	N89°47'09"E	15.20'
L12	N82°27'01"E	35.78'
L13	N07°29'00"W	48.46'
L14	N82°31'00"E	37.16'
L18	N46°46'44"E	50.93'
L19	N89°47'09"E	10.20'
L20	N89°47'09"E	5.00'
L21	N85°31'26"E	49.52'
L25	N82°18'06"E	45.00'
L26	N07°41'54"W	60.00'
L27	N39°47'26"E	6.98'
L28	N82°18'06"E	15.00'
L29	N10°13'54"W	139.24'
L30	N35°59'16"W	30.00'
L31	N00°25'51"E	37.70'
L32	N14°08'45"E	30.00'
L33	N20°15'04"W	30.00'
L34	N89°34'09"W	27.39'
L35	N73°02'26"E	6.61'
L36	N73°02'26"E	23.39'
L40	N89°47'09"E	14.79'
L41	N82°27'01"E	36.00'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C2	17°23'26"	88.00'	26.71'
C3	86°58'18"	13.00'	19.73'
C4	07°39'04"	163.50'	21.83'
C5	123°12'30"	44.00'	94.62'
C6	16°20'15"	69.50'	19.82'
C7	32°11'16"	168.00'	94.38'
C17	17°39'06"	44.00'	13.56'
C18	90°00'00"	13.00'	20.42'
C19	01°58'42"	579.00'	19.99'
C20	28°47'28"	88.00'	44.22'
C21	06°35'44"	521.00'	59.97'
C22	07°38'12"	579.00'	77.17'
C23	78°52'45"	44.00'	60.57'
C24	123°40'16"	44.00'	94.97'
C25	05°44'21"	44.00'	4.41'
C26	02°44'54"	521.00'	24.99'
C27	21°37'45"	88.00'	33.22'
C28	14°19'26"	88.00'	22.00'
C29	04°18'16"	579.00'	43.50'
C30	03°58'56"	579.00'	40.24'
C31	45°43'00"	44.00'	35.11'
C32	72°31'21"	44.00'	55.69'
C33	52°05'13"	44.00'	40.00'
C34	44°04'15"	44.00'	33.84'
C35	81°20'25"	44.00'	62.46'
C36	10°13'55"	44.00'	7.86'
C37	10°49'13"	550.00'	103.87'
C38	10°44'53"	550.00'	103.17'
C40	07°20'08"	150.00'	19.20'
C41	32°19'22"	153.00'	86.31'
C42	15°32'03"	54.50'	14.78'
C43	19°39'40"	44.00'	15.10'

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

SEE SHEET 5 FOR MONUMENT LEGEND

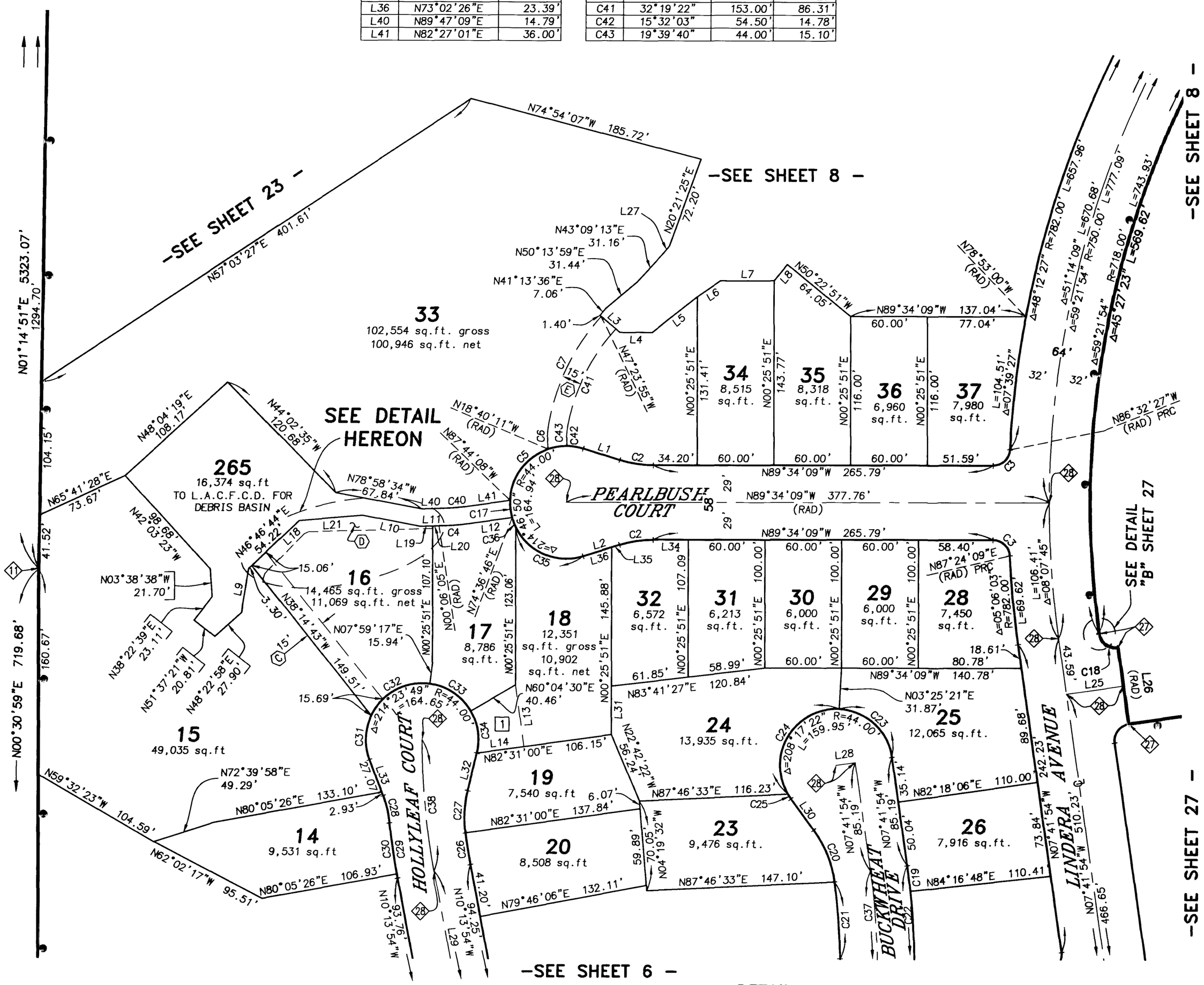
[1] INDICATES PRIVATE DRIVEWAY AND FIRE LANE

EASEMENT LEGEND:

(C) EASEMENT TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR STORM DRAIN PURPOSES.

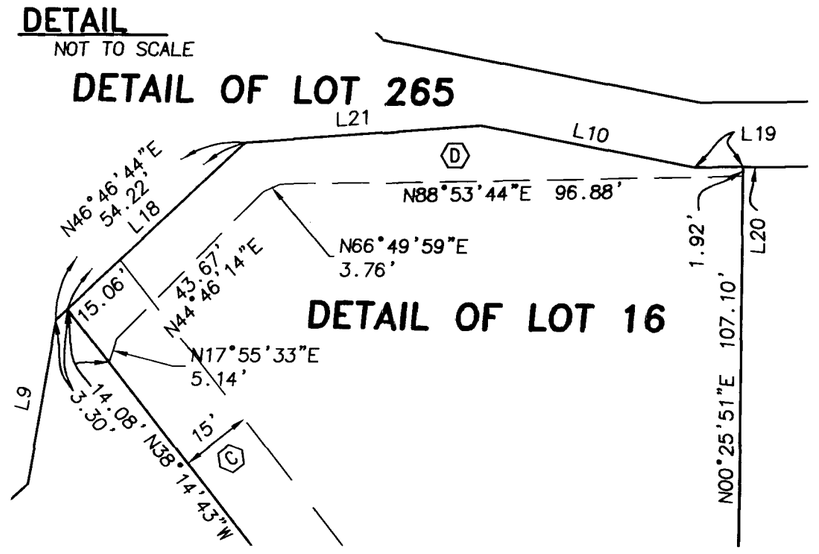
(D) PROPOSED EASEMENT FOR SLOPE MAINTENANCE PURPOSES TO BE DEDICATED TO THE HOA.

(E) EASEMENT TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR ACCESS PURPOSES.



DETAIL

NOT TO SCALE

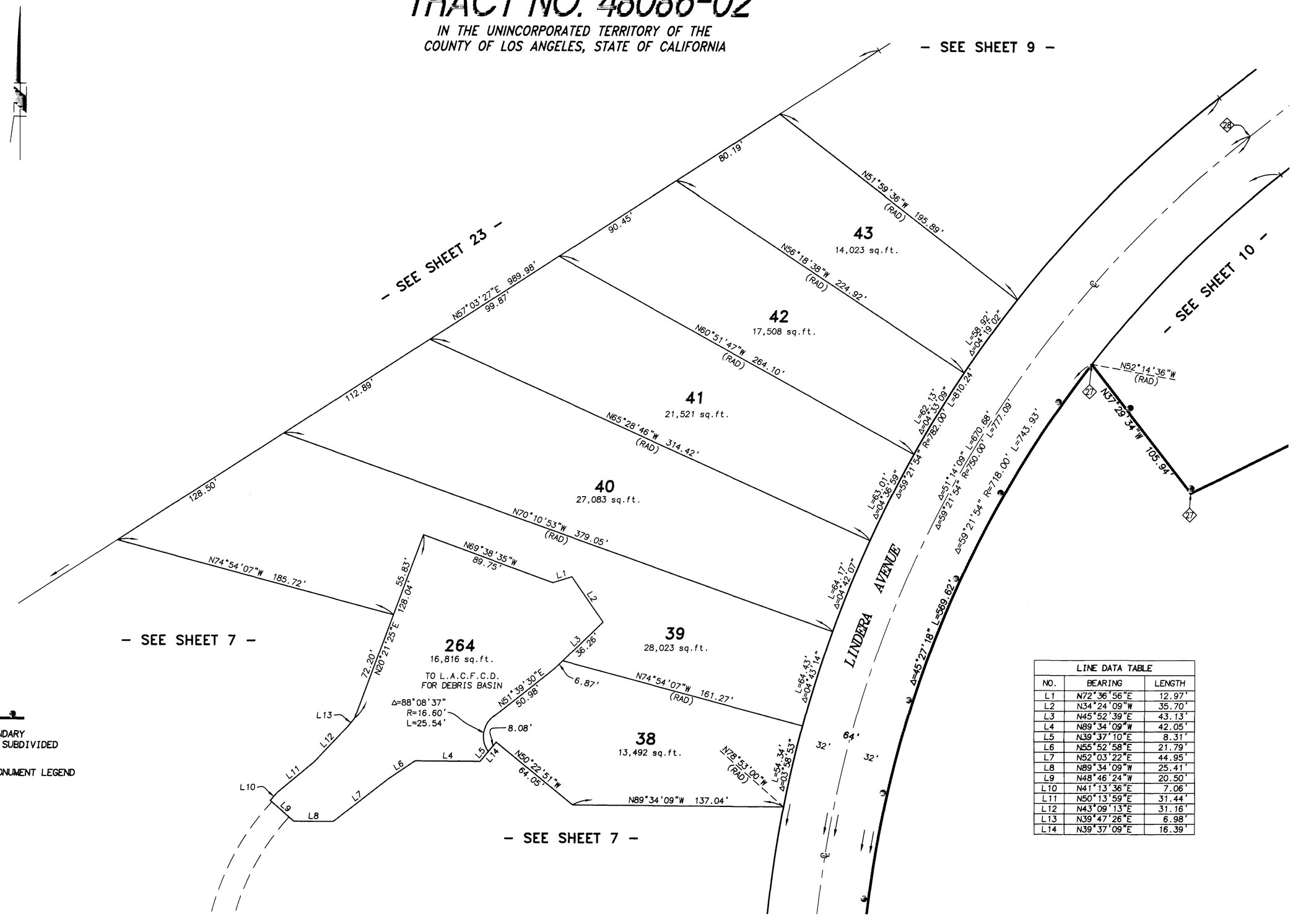


SCALE: 1" = 40'

SHEET 8 OF 32 SHEETS

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

SEE SHEET 5 FOR MONUMENT LEGEND

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N72°36'56"E	12.97'
L2	N34°24'09"W	35.70'
L3	N45°52'39"E	43.13'
L4	N89°34'09"W	42.05'
L5	N39°37'10"E	8.31'
L6	N55°52'58"E	21.79'
L7	N52°03'22"E	44.95'
L8	N89°34'09"W	25.41'
L9	N48°46'24"W	20.50'
L10	N41°13'36"E	7.06'
L11	N50°13'59"E	31.44'
L12	N43°09'13"E	31.16'
L13	N39°47'26"E	6.98'
L14	N39°37'09"E	16.39'

SCALE: 1" = 40'

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) SEE SHEET 5 FOR MONUMENT LEGEND

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	88°47'13"	13.00'	20.15'
C2	86°15'17"	13.00'	19.57'
C3	86°15'17"	13.00'	19.57'
C4	88°10'54"	13.00'	20.01'
C5	92°05'57"	13.00'	20.90'
C6	01°17'51"	600.00'	13.59'
C7	03°50'42"	359.00'	24.09'
C8	33°52'35"	44.00'	26.02'
C9	29°43'28"	13.00'	6.74'
C10	39°54'56"	13.00'	9.06'
C11	64°30'16"	13.00'	14.64'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N38°20'00"W	24.60'
L2	N08°34'54"E	19.89'
L3	N00°52'53"W	27.05'
L4	N07°55'16"W	12.61'
L5	N88°33'09"E	9.66'
L6	N50°31'47"W	12.89'
L7	N35°10'51"E	32.43'
L8	N42°06'05"E	49.24'
L9	N00°45'50"E	13.08'
L10	N28°58'40"E	14.24'
L11	N41°25'48"E	19.63'
L12	N55°50'51"E	41.38'
L13	N06°20'36"E	7.78'
L14	N73°20'48"E	4.53'
L15	N36°39'20"W	34.95'
L16	N22°20'11"E	34.43'
L17	N32°12'14"E	33.49'
L18	N39°00'39"W	35.26'

EASEMENT LEGEND:

(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIR SPACE VISIBILITY PURPOSES.

– SEE SHEET 14 –

– SEE SHEET 23 –

– SEE SHEET 12 –

– SEE SHEET 8 –

– SEE SHEET 10 –

– SEE SHEET 11 –

– SEE SHEET 11 –

263
8,613 sq.ft
TO L.A.C.F.C.D. FOR DEBRIS BASIN

58
9,189 sq.ft

54
7,911 sq.ft

53
8,846 sq.ft

52
7,960 sq.ft

51
8,262 sq.ft

180
9,460 sq.ft

181
11,314 sq.ft

182
7,554 sq.ft

183
8,464 sq.ft

184
8,387 sq.ft

185
9,624 sq.ft

179
7,205 sq.ft

178
7,421 sq.ft

44
12,621 sq.ft

45
10,545 sq.ft

46
9,963 sq.ft

47
8,834 sq.ft

48
8,480 sq.ft

49
8,047 sq.ft

50
8,589 sq.ft

SPIRE COURT

PISTACHE WAY

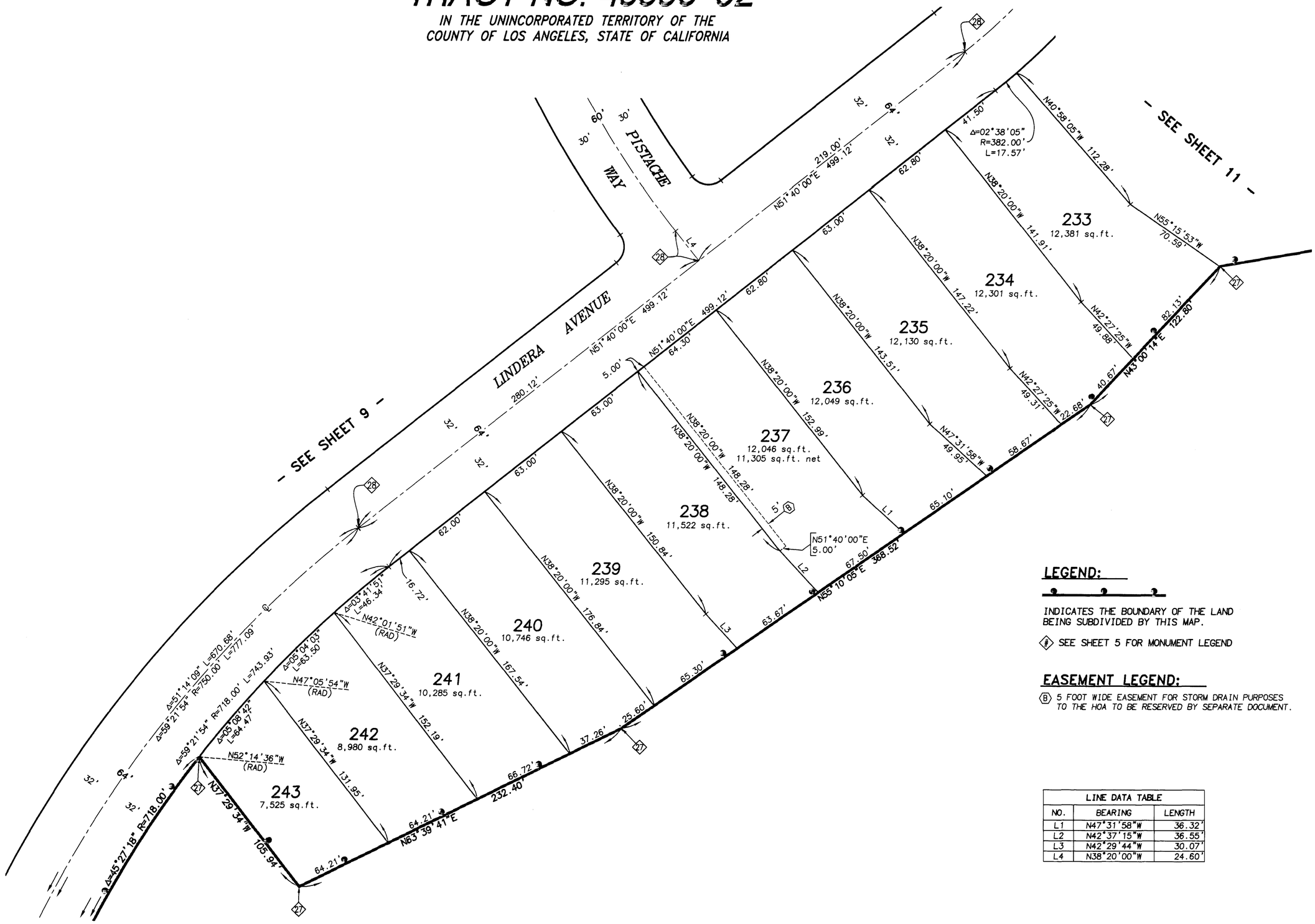
CASSIA WAY

LINDERA AVENUE

SCALE: 1" = 40'

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) SEE SHEET 5 FOR MONUMENT LEGEND

EASEMENT LEGEND:

(B) 5 FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE HOA TO BE RESERVED BY SEPARATE DOCUMENT.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N47°31'58"W	36.32'
L2	N42°37'15"W	36.55'
L3	N42°29'44"W	30.07'
L4	N38°20'00"W	24.60'

SCALE: 1" = 40'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	88°47'25"	13.00'	20.15'
C2	80°40'44"	13.00'	18.31'
C3	05°28'38"	229.00'	21.89'
C4	11°04'12"	100.00'	19.32'
C5	55°35'35"	44.00'	42.69'
C6	02°38'05"	382.00'	17.57'
C7	01°15'35"	229.00'	5.03'
C8	13°08'14"	44.00'	10.09'
C9	02°30'39"	229.00'	10.04'
C10	01°30'00"	382.00'	10.00'

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 11 OF 32 SHEETS

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) SEE SHEET 5 FOR MONUMENT LEGEND

[1] INDICATES PRIVATE DRIVEWAY AND FIRE LANE

EASEMENT LEGEND:

(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.

(B) EASEMENT FOR STORM DRAIN PURPOSES TO THE HOA TO BE RESERVED BY SEPARATE DOCUMENT.

– SEE SHEET 12 –

– SEE SHEET 9 –

– SEE SHEET 10 –

– SEE SHEET 12 –

LINDERA AVENUE

EMPRESS WAY

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N88°48'00"E	28.98'
L2	N72°29'11"E	17.80'
L8	N31°33'33"E	22.45'
L9	N01°28'00"E	10.24'
L10	N32°12'14"E	33.49'
L11	N22°20'11"E	34.43'
L12	N39°00'39"W	35.26'
L13	N11°52'09"E	34.50'
L14	N44°42'21"W	5.00'
L15	N46°22'32"W	10.00'
L16	N58°59'29"W	15.00'
L17	N78°12'10"W	20.00'
L18	N83°30'56"W	22.00'

SCALE: 1" = 40'

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 12 OF 32 SHEETS

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) SEE SHEET 5 FOR MONUMENT LEGEND

EASEMENT LEGEND:

(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.

(B) 10 FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE HOA TO BE RESERVED BY SEPARATE DOCUMENT.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N07°55'16"W	14.98'
L2	N31°33'33"E	22.45'
L3	N01°28'00"E	10.24'
L4	N71°03'21"E	21.00'
L5	N22°24'03"W	30.00'
L6	N74°29'16"W	32.05'
L7	N52°56'08"E	15.00'
L8	N27°13'20"E	11.00'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	92°06'07"	13.00'	20.90'
C2	01°59'42"	682.00'	23.75'
C3	00°48'49"	618.00'	8.78'
C5	11°04'12"	100.00'	19.32'
C6	09°25'26"	44.00'	7.24'
C7	09°24'17"	100.00'	16.41'
C8	08°58'00"	149.74'	23.43'
C9	04°09'39"	175.03'	12.71'
C10	32°55'19"	44.00'	25.28'
C12	03°26'48"	618.00'	37.18'
C17	09°00'28"	751.50'	118.15'
C18	08°46'44"	318.00'	48.72'
C19	02°50'32"	318.00'	15.77'
C20	16°35'45"	318.00'	92.11'
C25	37°42'46"	13.00'	8.56'
C26	00°50'25"	682.00'	10.00'
C27	00°50'25"	682.00'	10.00'

– SEE SHEET 13 –

– SEE SHEET 14 –

– SEE SHEET 13 –

– SEE SHEET 9 –

– SEE SHEET 11 –

– SEE SHEET 11 –

CALLUNA DRIVE

LINDERA AVENUE

CASSIA WAY

EMPRESS WAY

196 — 18,229 sq.ft gross, 17,106 sq.ft net

195 — 15,357 sq.ft.

194 — 14,741 sq.ft.

193 — 13,623 sq.ft gross, 12,417 sq.ft net

192 — 14,981 sq.ft.

191 — 9,408 sq.ft.

190 — 7,773 sq.ft

177 — 9,104 sq.ft.

176 — 10,793 sq.ft.

208 — 9,448 sq.ft

207 — 6,825 sq.ft.

206 — 7,258 sq.ft.

205 — 7,227 sq.ft.

204 — 8,317 sq.ft

209 — 11,249 sq.ft

210 — 9,486 sq.ft

211 — 8,597 sq.ft

212 — 8,957 sq.ft.

217 — 10,821 sq.ft gross, 9,943 sq.ft. net

218 — 7,435 sq.ft.

219 — 12,651 sq.ft

216 — 7,546 sq.ft.

SCALE: 1" = 40'

SHEET 13 OF 32 SHEETS

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	18°03'47"	88.00'	27.74'
C2	16°32'16"	88.00'	25.40'
C3	90°00'00"	13.00'	20.42'
C4	34°52'12"	682.00'	415.06'
C5	33°20'41"	650.00'	378.28'
C6	02°52'27"	318.00'	15.95'
C7	52°05'14"	44.00'	40.00'
C8	40°15'03"	44.00'	30.91'
C9	02°04'49"	350.00'	12.71'
C10	15°42'41"	188.00'	51.55'
C11	15°42'41"	201.50'	55.25'
C12	15°42'41"	186.50'	51.14'
C13	01°53'34"	188.30'	6.22'
C14	01°53'34"	201.50'	6.66'
C15	01°53'34"	186.50'	6.16'

- SEE SHEET 16 -

- SEE SHEET 24 -

100' EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY PER BK 51862, PG 279 O.R.

N62°03'46"E 1796.49'
851.60'
238.93'
N62°03'46"E 1788.74'
719.83'
161.11'
289.91'
27.86'
N42°14'39"W 137.73'
110.07'
N41°53'15"W (RAD) 126.81'
N14°25'59"E (RAD) 144.10'
N79°23'44"E (RAD)

50' 100' 50'

200
14,576 sq.ft.

201
10,986 sq.ft.

258
74,516 sq.ft

TO L.A.C.F.C.D. FOR DEBRIS BASIN

199
30,580 sq.ft gross
29,543 sq.ft. net

202
7,229 sq.ft.

203
7,294 sq.ft.

198
16,840 sq.ft.

197
17,068 sq.ft.

Δ=19°56'45" R=263.50' L=91.73'
Δ=19°56'45" R=248.50' L=86.51'
L=49.83' R=275.00' Δ=10°22'52"
N20°59'08"W 66.63'
N20°59'08"W 66.63'
N20°59'08"W 66.63'
Δ=01°53'33" R=213.00' L=7.04'
L=58.41' R=213.00' Δ=15°42'41"
N38°35'23"W 31.98'
Δ=36°02'48" R=87.00' L=54.73'
L=70.47' R=112.00'
N25°47'06"W 178.24'
N09°18'22"W (RAD)
N25°04'43"W (RAD) PRC
L=43.25' Δ=56°19'15" R=44.00'
L=163.63' Δ=213°04'32" R=44.00'
L=49.47' Δ=64°25'01"
N66°31'13"E (RAD)
N66°31'10"E 101.61'
N16°32'17"W 81.89'
44.50'
37.39'
54.65'
N00°20'24"E
64.60'
N00°14'13"E
N02°38'27"W (RAD)
N16°46'16"E 30.00'
20.20'
N89°46'00"W 107.57'
9.80'
N16°18'16"W 30.00'
18.78'
10.43'
11.22'
N89°46'00"W 102.19'
N00°14'00"E 10.00'
10'
63.36'
N76°19'07"W
5.65'
N89°46'00"W 271.11'
N05°27'45"W 58.34'
52.70'
N57°40'16"W 15.76'
1.04'
N89°46'00"W 258.80'
N05°30'59"E 63.00'
61.96'
N44°04'48"W 6.56'
N89°48'10"E 258.61'
23.71'
41.18'
64.89'
N01°45'31"E
30'
N00°14'00"E 151.70'
128.89'
22.81'
Δ=01°57'20" L=23.28'
N89°46'00"W 128.05'
N89°46'00"W 85.05'
L=32.74' Δ=05°53'56"
N80°14'36"E 104.13'
Δ=25°18'43" R=318.00' L=140.48'
L=154.62' Δ=25°18'43" R=350.00'
L=131.45' Δ=21°31'06" R=350.00'
Δ=19°26'17" L=118.74'
Δ=15°46'23" L=105.16'
Δ=21°31'06" R=382.00' L=143.47'
N02°32'35"W 79.84'
N02°32'27"W 77.70'
N03°33'37"W (RAD) 154.92'
N05°38'26"W (RAD) 133.30'
32.00'
25'
32'
64'

LINDERA AVENUE

CALLUNA DRIVE

- SEE SHEET 14 -

- SEE SHEET 12 -

- SEE SHEET 12 -

DETAIL
NOT TO SCALE

N57°36'45"E (R)
Δ=19°31'58"
R=44.00'
L=15.00'
N38°04'47"E (R)
N57°36'45"E 114.62'
Δ=14°24'25"
L=11.06'
20.64'
N38°16'50"E 215.33'

DETAIL OF LOT 257

SEE DETAIL HEREON

DETAIL OF LOT 257

N49°13'46"E 221.52'
N49°13'45"E 217.60'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N00°14'00"E	17.56'
L2	N82°25'03"E	38.83'
L3	N38°35'23"W	31.98'
L4	N22°52'42"W	31.69'
L5	N38°35'23"W	31.57'
L6	N38°35'23"W	15.99'
L7	N69°00'52"E	25.00'

EASEMENT LEGEND:

(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.

(B) 10 FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE HOA TO BE RESERVED BY SEPARATE DOCUMENT.

(G) EASEMENT FOR ACCESS PURPOSES FOR THE BENEFIT OF LOT 258

(H) PROPOSED 15 FOOT WIDE EASMENT FOR ACCESS PURPOSES TO BE RESERVED TO NEWHALL COUNTY WATER DISTRICT BY SEPARATE DOCUMENT.

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(##) SEE SHEET 5 FOR MONUMENT LEGEND

SCALE: 1" = 40'

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 14 OF 32 SHEETS

– SEE SHEET 22 –
– SEE SHEET 23 –
– SEE SHEET 24 –
– SEE SHEET 13 –
– SEE SHEET 12 –
– SEE SHEET 23 –
– SEE SHEET 12 –
– SEE SHEET 9 –
– SEE SHEET 9 –

100' EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY PER BK 51862, PG 279 O.R.

DETAIL LOT 68

BURKWOOD COURT

PISTACHE AVENUE

CASSIA WAY

262 — 16,451 sq.ft TO L.A.C.F.C.D. FOR DEBRIS BASIN
69 — 13,021 sq.ft.
168 — 6,855 sq.ft.
169 — 7,793 sq.ft.
170 — 9,551 sq.ft.
171 — 8,832 sq.ft.
172 — 9,516 sq.ft.
173 — 8,800 sq.ft.
174 — 8,277 sq.ft.
175 — 15,322 sq.ft.
64 — 9,743 sq.ft.
66 — 8,620 sq.ft.
65 — 9,071 sq.ft. gross, 7,896 sq.ft. net
63 — 13,589 sq.ft.
62 — 14,106 sq.ft.
61 — 9,499 sq.ft.
60 — 8,485 sq.ft.
59 — 8,587 sq.ft.

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	01°24'48"	580.00'	14.31'
C2	03°57'25"	380.00'	26.24'
C3	51°30'23"	44.00'	39.55'
C4	04°03'44"	971.00'	68.84'
C5	17°23'25"	88.00'	26.71'
C6	04°11'45"	1029.00'	75.35'
C7	52°05'14"	44.00'	40.00'
C8	11°44'38"	44.00'	9.02'
C9	36°53'09"	600.00'	386.27'
C10	03°03'44"	630.00'	33.67'
C11	38°11'00"	600.00'	399.85'
C12	01°17'51"	600.00'	13.59'
C13	95°52'07"	13.00'	21.75'
C14	02°30'42"	301.00'	13.19'
C15	28°18'00"	88.00'	43.47'
C16	03°50'42"	359.00'	24.09'
C17	01°00'37"	350.00'	6.17'
C18	87°35'32"	13.00'	19.87'
C19	84°24'55"	13.00'	19.15'
C20	03°12'10"	580.00'	32.42'
C21	88°47'13"	13.00'	20.15'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N62°03'46"E	71.51'
L2	N88°33'09"E	9.58'
L3	N74°06'22"E	13.16'
L4	N82°44'50"W	30.00'
L5	N62°28'20"E	30.00'
L6	N70°35'06"W	38.29'
L7	N02°35'11"E	11.22'
L8	N02°35'11"E	26.96'
L9	N87°43'21"W	6.88'
L10	N19°25'03"W	99.47'
L11	N79°20'18"E	9.37'

LEGEND:

(#) SEE SHEET 5 FOR MONUMENT LEGEND

[1] INDICATES PRIVATE DRIVEWAY AND FIRE LANE

EASEMENT LEGENT:

(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.

(B) EASMENT TO LACFCD FOR ACCESS AND MAINTENANCE PURPOSES.

1414/34

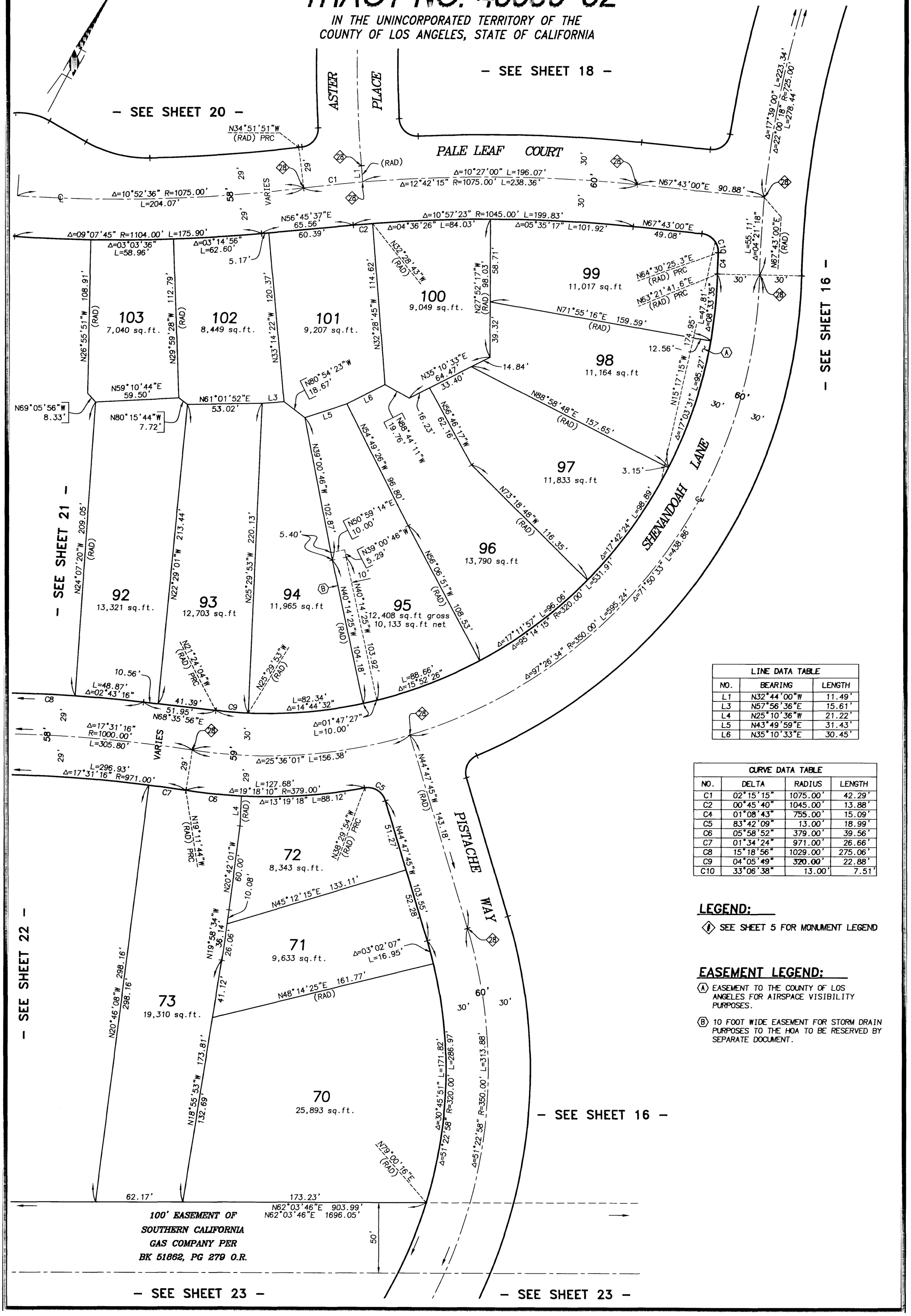
BOOK 1414 PAGE 34

SCALE: 1" = 40'

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 15 OF 32 SHEETS



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N32°44'00"W	11.49'
L3	N57°56'36"E	15.61'
L4	N25°10'36"W	21.22'
L5	N43°49'59"E	31.43'
L6	N35°10'33"E	30.45'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	02°15'15"	1075.00'	42.29'
C2	00°45'40"	1045.00'	13.88'
C4	01°08'43"	755.00'	15.09'
C5	83°42'09"	13.00'	18.99'
C6	05°58'52"	379.00'	39.56'
C7	01°34'24"	971.00'	26.66'
C8	15°18'56"	1029.00'	275.06'
C9	04°05'49"	320.00'	22.88'
C10	33°06'38"	13.00'	7.51'

LEGEND:

(#) SEE SHEET 5 FOR MONUMENT LEGEND

EASEMENT LEGEND:

(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.

(B) 10 FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE HOA TO BE RESERVED BY SEPARATE DOCUMENT.

SCALE: 1" = 40'

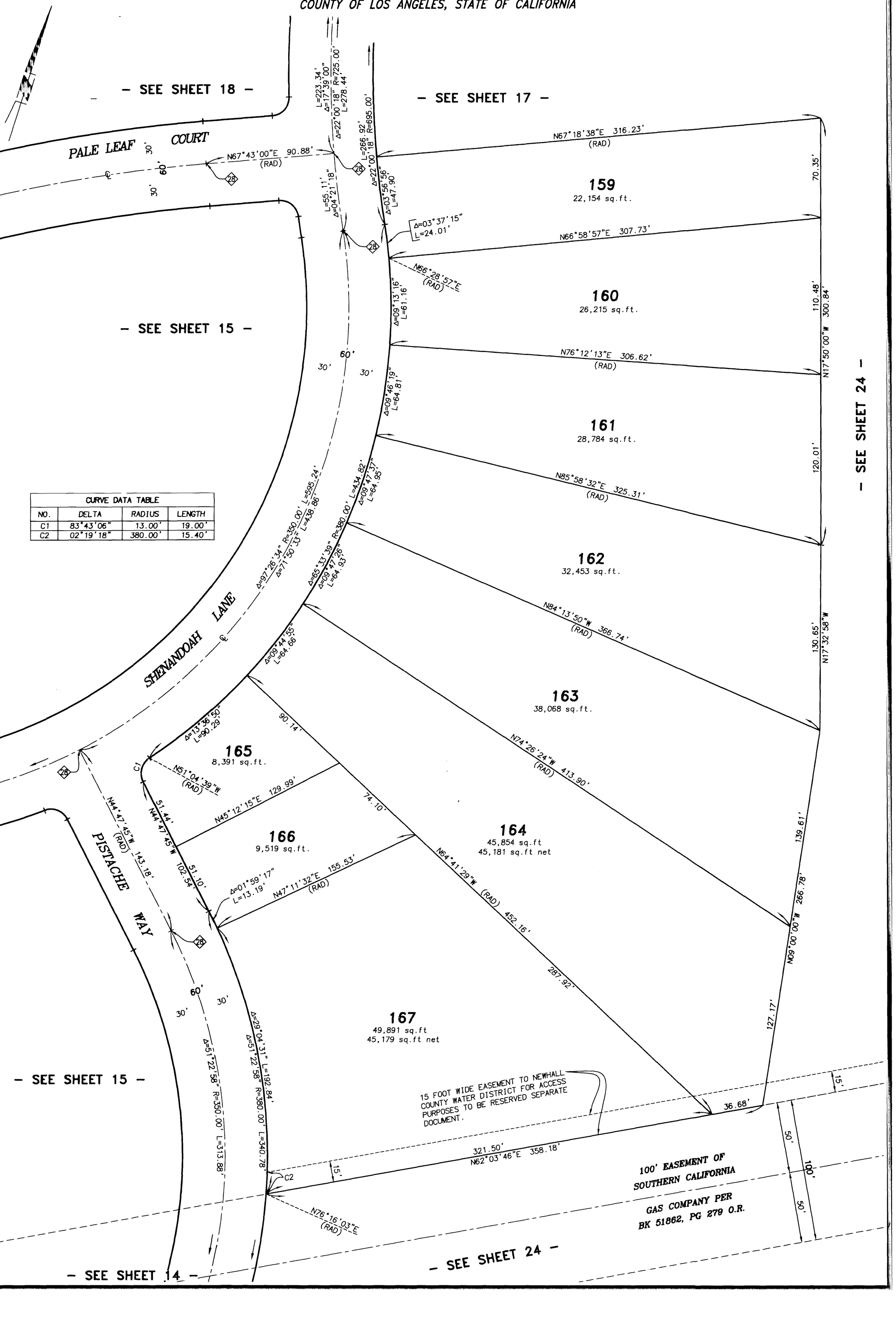
SHEET 16 OF 32 SHEETS

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND:

◈ SEE SHEET 5 FOR MONUMENT LEGEND



159
22,154 sq.ft.

160
26,215 sq.ft.

161
28,784 sq.ft.

162
32,453 sq.ft.

163
38,068 sq.ft.

164
45,854 sq.ft
45,181 sq.ft net

165
8,391 sq.ft.

166
9,519 sq.ft.

167
49,891 sq.ft
45,179 sq.ft net

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	83°43'06"	13.00'	19.00'
C2	02°19'18"	380.00'	15.40'

SCALE: 1" = 40'

SHEET 17 OF 32 SHEETS

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND:

◈ SEE SHEET 5 FOR MONUMENT LEGEND

– SEE SHEET 19 –

N44°50'55"E 225.17'

N69°00'00"W 1086.84'
254.44'

N44°49'25"E
(RAD)

Δ=148°23'50" R=395.00' L=1023.06'

Δ=35°38'48" L=245.75'

Δ=153°03'29" R=365.00' L=975.05'

152
103,054 sq.ft.

N00°00'00"E 235.34'

N80°28'13"E 289.22'
(RAD)

Δ=04°53'47"
L=33.76'

28

LANE

SHENANDOAH

153
31,282 sq.ft.

58.16'

N85°22'00"E 310.16'

118.90'

N16°00'00"W 193.94'

N04°38'00"W 174.78'

64.60'

154
20,456 sq.ft.

N85°22'00"E 323.14'

65.89'

52.02'

Δ=00°44'38"
L=9.02'

9.15'

155
19,212 sq.ft.

N84°37'22"E 327.88'
(RAD)

47.90'

Δ=05°36'00"
L=67.93'

156
17,029 sq.ft.

N79°01'22"E 327.88'
(RAD)

35.87'

160.75'

N08°10'38"W

36.20'

157
16,958 sq.ft.

Δ=05°35'51"
L=67.90'

N73°25'31"E 324.34'
(RAD)

Δ=22°00'18" R=695.00' L=266.92'

40.78'

158
18,298 sq.ft.

Δ=22°00'18" R=725.00' L=278.44'

Δ=17°39'00" L=223.34'

Δ=06°06'53"
L=74.17'

N67°18'38"E 316.23'
(RAD)

N04°38'00"W 174.78'

60'

30'

30'

N67°43'00"E 90.88'
(RAD)

PALE LEAF COURT

L=55.11'
Δ=04°21'18"

– SEE SHEET 18 –

– SEE SHEET 29 –

– SEE SHEET 24 –

– SEE SHEET 16 –

– SEE SHEET 15 –

SCALE: 1" = 40'

SHEET 18 OF 32 SHEETS

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

– SEE SHEET 19 –

– SEE SHEET 20 –

– SEE SHEET 17 –

– SEE SHEET 16 –

– SEE SHEET 15 –

EASEMENT LEGEND:

(B) 10 FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE HOA TO BE RESERVED BY SEPARATE DOCUMENT.

LEGEND:

(#) SEE SHEET 5 FOR MONUMENT LEGEND

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N32°44'00"W	11.49'
L2	N12°27'05"W	23.35'
L3	N77°32'55"E	43.52'
L4	N70°19'36"E	39.07'
L5	N31°02'12"W	14.33'
L6	N44°38'19"W	10.40'
L7	N73°28'08"E	41.84'
L8	N64°45'38"E	32.08'
L9	N34°58'16"E	28.78'
L10	N84°15'05"E	23.78'
L11	N47°40'00"E	35.04'
L12	N44°38'19"W	17.78'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	89°52'11"	13.00'	20.39'
C2	02°15'15"	1075.00'	42.29'
C3	86°47'25"	13.00'	19.69'
C4	01°44'36"	755.00'	22.97'
C5	00°45'31"	755.00'	10.00'

SCALE: 1" = 40'

SHEET 19 OF 32 SHEETS

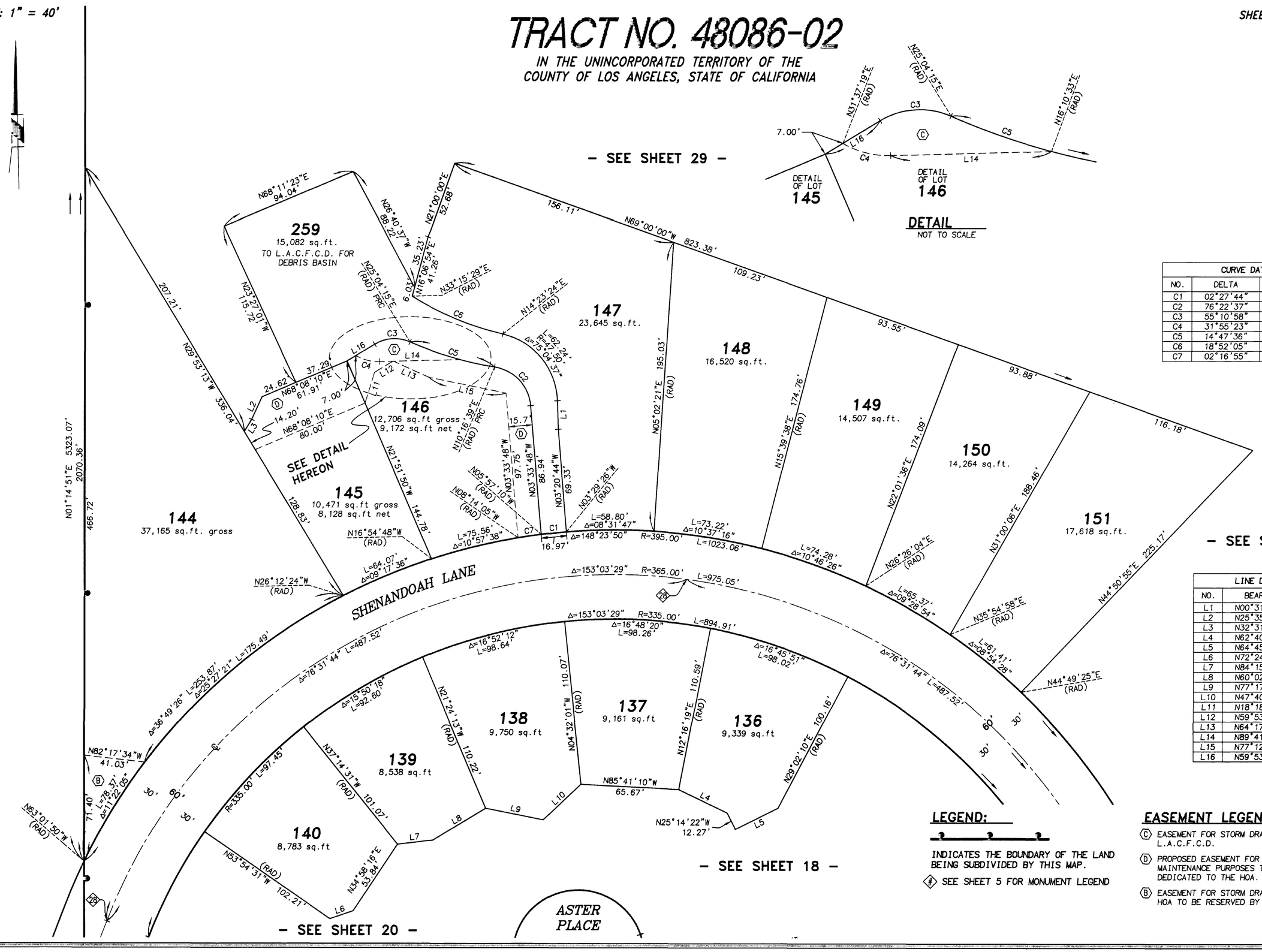
TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DETAIL
NOT TO SCALE

– SEE SHEET 29 –

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	02°27'44"	395.00'	16.97'
C2	76°22'37"	28.70'	38.26'
C3	55°10'58"	25.70'	24.75'
C4	31°55'23"	30.00'	16.71'
C5	14°47'36"	230.00'	59.38'
C6	18°52'05"	201.00'	66.19'
C7	02°16'55"	395.00'	15.73'



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N00°31'59"W	19.21'
L2	N25°35'07"E	16.75'
L3	N32°31'06"E	9.51'
L4	N62°40'25"W	36.05'
L5	N64°45'38"E	32.08'
L6	N72°24'26"E	16.46'
L7	N84°15'05"E	23.78'
L8	N60°02'56"E	41.41'
L9	N77°17'20"W	39.31'
L10	N47°40'00"E	35.04'
L11	N18°18'01"E	21.71'
L12	N59°53'17"E	14.63'
L13	N64°17'44"W	26.04'
L14	N89°41'56"E	53.95'
L15	N77°12'32"W	53.04'
L16	N59°53'17"E	21.65'

– SEE SHEET 17 –

– SEE SHEET 18 –

– SEE SHEET 20 –

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) SEE SHEET 5 FOR MONUMENT LEGEND

EASEMENT LEGEND:

(C) EASEMENT FOR STORM DRAIN PURPOSES TO L.A.C.F.C.D.

(D) PROPOSED EASEMENT FOR SLOPE MAINTENANCE PURPOSES TO BE DEDICATED TO THE HOA.

(B) EASEMENT FOR STORM DRAIN PURPOSES TO THE HOA TO BE RESERVED BY SEPARATE DOCUMENT.

SCALE: 1" = 40'

– SEE SHEET 19 –

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	00°54'53"	929.00'	14.83'
C2	85°48'10"	13.00'	19.47'
C3	00°07'24"	1104.00'	2.38'
C4	01°25'32"	1046.00'	26.03'
C6	02°15'15"	1075.00'	42.29'
C7	42°55'47"	37.50'	28.10'
C9	05°03'39"	380.00'	33.56'
C10	00°01'21"	929.00'	0.36'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N32°44'00"W	11.49'
L2	N24°06'38"W	15.00'
L3	N34°58'16"E	25.05'
L4	N31°08'57"W	7.83'
L5	N34°01'00"W	20.25'
L6	N28°50'35"E	1.28'
L7	N13°13'19"W	13.97'
L8	N76°07'22"E	20.13'
L9	N64°19'02"E	20.57'

– SEE SHEET 18 –

SHENANDOAH LANE

2070.36'
30'
60'
30'
Δ=153°03'29" R=365.00' L=975.05'
Δ=76°31'44" L=487.52'
Δ=153°03'29" R=335.00' L=894.91'
Δ=13°46'57" L=80.58'
79.85'
159.20'
79.36'
42.65'
N22°18'31"E
N53°54'31"W 102.21'
L3
N69°31'55"W 102.02'
N72°24'26"E 16.46'
4.26'
141
7,566 sq.ft
N67°41'29"W 94.88'
N24°01'03"E 47.84'
N68°56'45"E 17.33'
62.47'
N22°18'31"E 82.95'
142
6,187 sq.ft.
116
26,862 sq.ft.
N24°21'56"E 69.65'
53.96'
N63°16'25"W 92.66'
16.23'
C9
N24°21'56"E 15.69'
N67°41'29"W 160.61'
N14°02'53"E 28.61'
N62°37'50"W (RAD)
N25°04'42"W 46.90'
143
17,040 sq.ft.
115
20,205 sq.ft.
151.70'
N02°56'11"W 32.23'
N16°42'10"E 18.69'
N84°45'40"E 241.99' (RAD)
N77°06'48"E 69.02'
N67°45'19"E 52.13'
114
41,223 sq.ft.
N66°11'11"W (RAD)
Δ=208°18'01" R=44.00' L=159.96'
N73°58'57"E (RAD)
N76°46'41"E 15.00'
Δ=65°31'16" L=50.32'
N41°31'20"W 30.00'
N13°13'19"W 102.96'
Δ=28°18'01" R=88.00' L=43.47'
L7
Δ=04°23'17" L=20.75'
Δ=08°00'20" R=271.00' L=37.87'
N84°47'01"E 89.51'
Δ=03°37'03" L=17.11'
115
C10
114
N05°12'59"W 42.53'
Δ=08°00'20" R=300.00' L=41.92'
N05°12'59"W 42.53'
N81°05'54"E (RAD)
Δ=03°39'46" L=59.39'
29'
58'
29'
14.83' MIN
C1
N83°03'26"E 139.46'
N81°08'23"E 88.35'
N80°11'01"E (RAD)
N34°07'24"E 21.65'
N08°42'17"E 8.84'
260
8,352 sq.ft.
PRIVATE DEBRIS BASIN
N03°07'26"E 44.19'
N09°20'37"W 67.50'
113
6,020 sq.ft.
5,890 sq.ft net
Δ=04°03'39" L=65.84'
4.14'
71.16'
75.30'
N81°08'23"E
L8
N38°33'53"W 12.42'
L4
6.40'
L5
Δ=57°39'58" R=55.25' L=55.60'
N57°24'58"W (RAD)
Δ=03°48'05" L=61.64'
Δ=25°42'26" R=929.00' L=416.82'
Δ=03°55'18" L=63.59'
N01°14'51"E 5323.07'
1666.99'
117.45'
235.22'
N88°45'09"W 241.62'
53.58'
112
23,015 sq.ft.
N72°19'17"E 122.18' (RAD)
N88°45'09"W 283.88'
63.16'
111
26,917 sq.ft.
N68°23'59"E 111.75' (RAD)
N88°45'09"W 319.14'
91.38'
110
38,621 sq.ft.
N86°30'43"W 10.67'
58.00'
N59°03'05"E
11.20'
N59°03'05"E 65.55'
54.35'
L9
Δ=05°14'27" L=84.98'
N59°04'33"E (RAD) PRC
109
9,745 sq.ft.
N30°56'55"W 108.49'
N34°59'15"W (RAD) PRC
C3
C2
(RAD)
L1
C6
N88°45'09"W 316.42'
120.33'
N30°35'52"W (RAD)
N29°10'20"W (RAD) PCC
108
45,524 sq.ft.
Δ=04°23'23" L=80.14'
R=1046.00' L=106.16'
C4
Δ=05°48'54"
N34°51'51"W (RAD) PCC
29'
58'
29'
N73°09'16"W (RAD)
L=57.50'
Δ=74°52'38"
Δ=205°30'00"
R=44.00' L=158.07'
30.00'
N88°16'38"W
L=47.45'
R=88.00'
Δ=30°53'42"
PALE LEAF COURT
Δ=10°52'36" R=1075.00'
L=204.07'
N88°45'11"W 279.92'
L2

– SEE SHEET 21 –

– SEE SHEET 15 –

ASTER PLACE
Δ=27°31'01" R=900.00' L=432.23'

TRACT 36493

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

SEE SHEET 5 FOR MONUMENT LEGEND

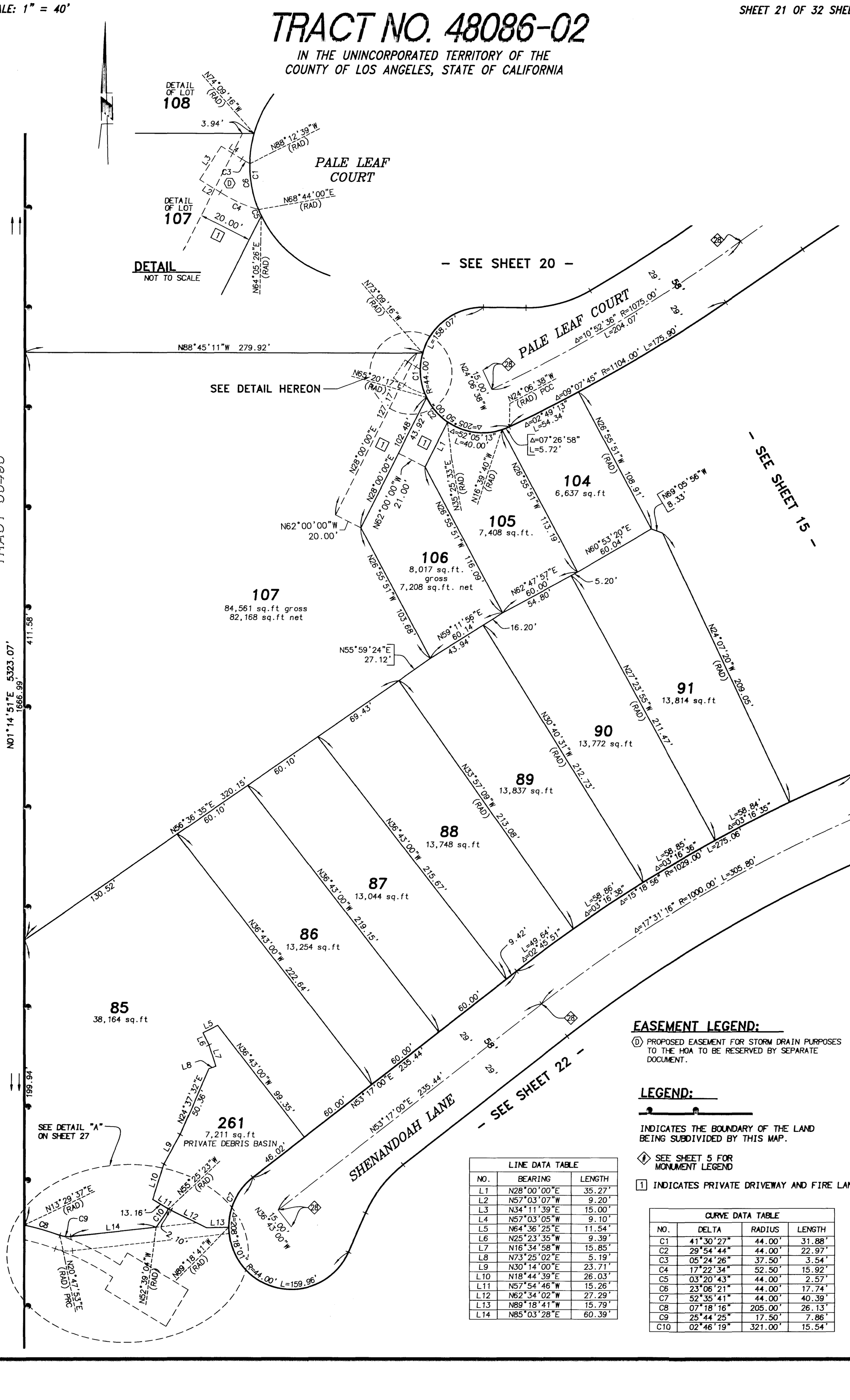
– SEE SHEET 18 –

SCALE: 1" = 40'

SHEET 21 OF 32 SHEETS

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



EASEMENT LEGEND:

(D) PROPOSED EASEMENT FOR STORM DRAIN PURPOSES TO THE HOA TO BE RESERVED BY SEPARATE DOCUMENT.

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

SEE SHEET 5 FOR MONUMENT LEGEND

[1] INDICATES PRIVATE DRIVEWAY AND FIRE LANE

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N28°00'00"E	35.27'
L2	N57°03'07"W	9.20'
L3	N34°11'39"E	15.00'
L4	N57°03'05"W	9.10'
L5	N64°36'25"E	11.54'
L6	N25°23'35"W	9.39'
L7	N16°34'58"W	15.85'
L8	N73°25'02"E	5.19'
L9	N30°14'00"E	23.71'
L10	N18°44'39"E	26.03'
L11	N57°54'46"W	15.26'
L12	N62°34'02"W	27.29'
L13	N89°18'41"W	15.79'
L14	N85°03'28"E	60.39'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	41°30'27"	44.00'	31.88'
C2	29°54'44"	44.00'	22.97'
C3	05°24'26"	37.50'	3.54'
C4	17°22'34"	52.50'	15.92'
C5	03°20'43"	44.00'	2.57'
C6	23°06'21"	44.00'	17.74'
C7	52°35'41"	44.00'	40.39'
C8	07°18'16"	205.00'	26.13'
C9	25°44'25"	17.50'	7.86'
C10	02°46'19"	321.00'	15.54'

SCALE: 1" = 40'

SHEET 22 OF 32 SHEETS

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) SEE SHEET 5 FOR MONUMENT LEGEND

[1] INDICATES PRIVATE DRIVEWAY AND FIRE LANE

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	26°37'02"	44.00'	20.44'
C2	24°05'18"	44.00'	18.50'
C3	11°16'38"	88.00'	17.32'
C4	17°01'23"	88.00'	26.15'
C5	07°18'16"	205.00'	26.13'
C6	25°44'25"	17.50'	7.86'
C7	02°46'19"	321.00'	15.54'

– SEE SHEET 21 –

– SEE SHEET 21 –

SHENANDOAH LANE

SEE DETAIL "A" ON SHEET 27

N01°14'51"E 5323.07'
1666.99'
247.39'

N13°29'37"E (RAD)
N55°25'23"W (RAD)
N85°03'28"E 60.39'
N62°34'02"W 27.29' (RAD)
N52°39'04"W (RAD)
N20°47'53"E (RAD) PRC
L1 L2 L3 C5 C6 C7

N36°43'00"W 15.00'
Δ=28°18'01" R=88.00' L=43.47'
N24°56'59"E 30.00'
N53°44'23"W (RAD)
C4 C3 C2 C1 [1]
R=44.00' L=159.96'
Δ=52°54'47" L=40.63'
N14°18'41"W (RAD)
N40°55'43"W (RAD)
N53°17'00"E 20.00'

N53°17'00"E 235.44'
Δ=17°31'16" R=1000.00' L=305.80'
29.58'
29.58'
34.24'
N53°17'00"E 146.44'
52.20'
Δ=00°30'05" L=8.50'
N53°17'00"E 60.00'
Δ=03°51'46" L=65.46'
Δ=03°51'30" L=65.39'
Δ=17°31'16" R=971.00' L=296.93'
Δ=03°51'45" L=65.46'
Δ=03°51'45" L=65.46'

N38°36'06"E 265.57' (RAD)
N38°36'06"E 283.41'
N39°16'04"W 99.91'
210.48'
142.60'
N50°43'56"E 188.67'
N50°43'56"E 226.44'
46.07'
246.58'
903.99'
N62°03'46"E 1804.24'
N62°03'46"E 1796.49'
879.07'

N36°43'00"W 229.76'
N36°43'00"W 265.05'
N36°43'00"W 278.18'
N36°43'00"W 287.44'
N36°12'55"W 296.39'
N32°21'09"W (RAD) 301.43'
N28°29'39"W (RAD) 303.39'
N24°37'53"W (RAD) 302.31'
N20°46'08"W (RAD) 298.16'

60.71' 60.71' 60.71' 58.80' 45.58' 45.06' 45.05' 45.40'

50' 50' 100'

84 22,110 sq.ft 18,933 sq.ft net

83 28,382 sq.ft

82 44,926 sq.ft gross 44,459 sq.ft. net

81 14,788 sq.ft

80 16,380 sq.ft

79 16,968 sq.ft

78 17,348 sq.ft

77 16,567 sq.ft

76 16,706 sq.ft

75 16,744 sq.ft

74 16,627 sq.ft

100' EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY PER BK 51862 PG 279, O.R.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N36°43'00"W	25.74'
L2	N89°18'41"W	15.79'
L3	N57°54'46"W	2.10'

– SEE SHEET 23 –

– SEE SHEET 15 –

14/4/42

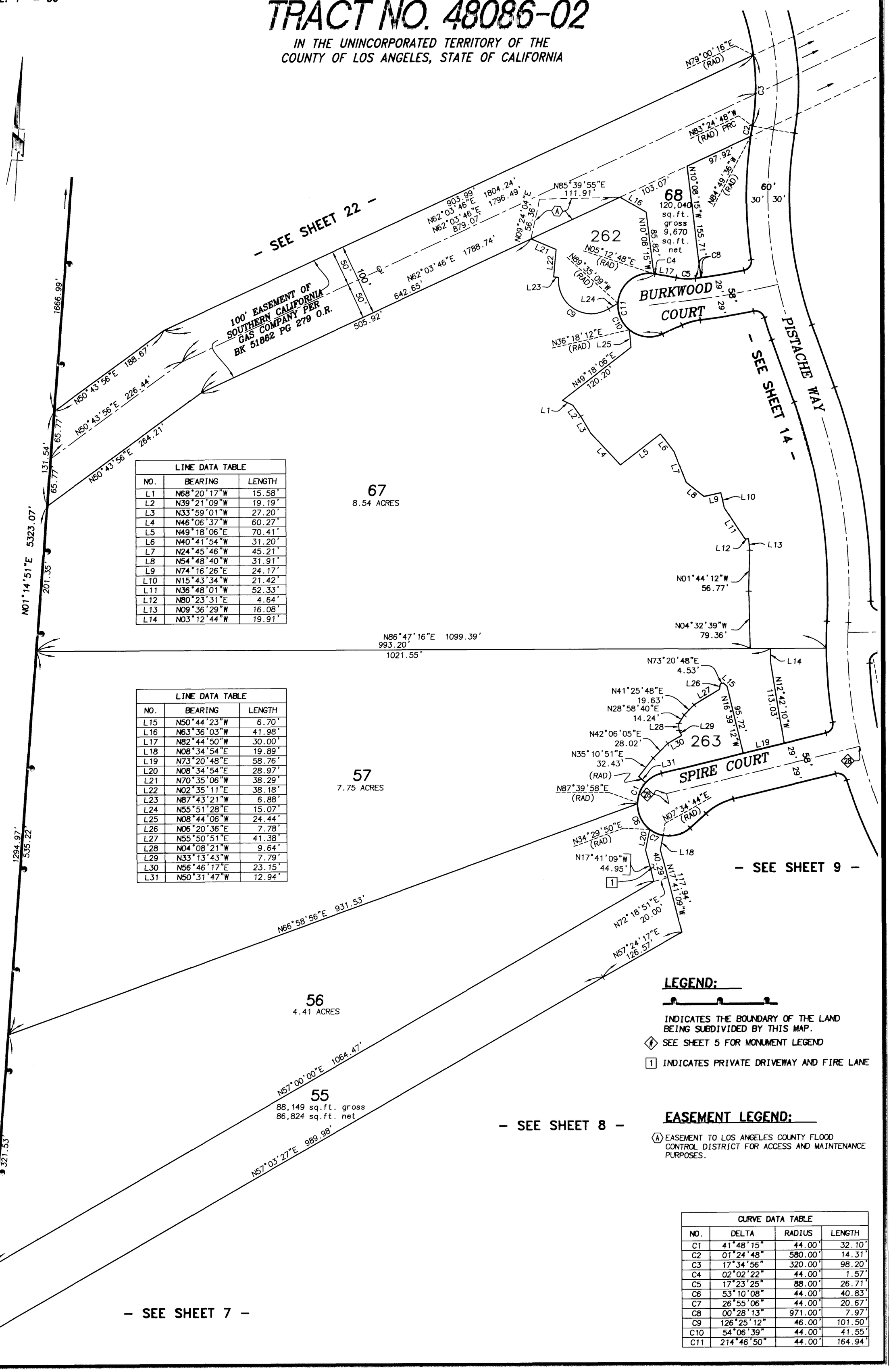
BOOK 1414 PAGE 42

SCALE: 1" = 80'

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 23 OF 32 SHEETS



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N68°20'17"W	15.58'
L2	N39°21'09"W	19.19'
L3	N33°59'01"W	27.20'
L4	N46°06'37"W	60.27'
L5	N49°18'06"E	70.41'
L6	N40°41'54"W	31.20'
L7	N24°45'46"W	45.21'
L8	N54°48'40"W	31.91'
L9	N74°16'26"E	24.17'
L10	N15°43'34"W	21.42'
L11	N36°48'01"W	52.33'
L12	N80°23'31"E	4.64'
L13	N09°36'29"W	16.08'
L14	N03°12'44"W	19.91'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L15	N50°44'23"W	6.70'
L16	N63°36'03"W	41.98'
L17	N82°44'50"W	30.00'
L18	N08°34'54"E	19.89'
L19	N73°20'48"E	58.76'
L20	N08°34'54"E	28.97'
L21	N70°35'06"W	38.29'
L22	N02°35'11"E	38.18'
L23	N87°43'21"W	6.88'
L24	N55°51'28"E	15.07'
L25	N08°44'06"W	24.44'
L26	N06°20'36"E	7.78'
L27	N55°50'51"E	41.38'
L28	N04°08'21"W	9.64'
L29	N33°13'43"W	7.79'
L30	N56°46'17"E	23.15'
L31	N50°31'47"W	12.94'

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

◈ SEE SHEET 5 FOR MONUMENT LEGEND

[1] INDICATES PRIVATE DRIVEWAY AND FIRE LANE

EASEMENT LEGEND:

Ⓐ EASEMENT TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR ACCESS AND MAINTENANCE PURPOSES.

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	41°48'15"	44.00'	32.10'
C2	01°24'48"	580.00'	14.31'
C3	17°34'56"	320.00'	98.20'
C4	02°02'22"	44.00'	1.57'
C5	17°23'25"	88.00'	26.71'
C6	53°10'08"	44.00'	40.83'
C7	26°55'06"	44.00'	20.67'
C8	00°28'13"	971.00'	7.97'
C9	126°25'12"	46.00'	101.50'
C10	54°06'39"	44.00'	41.55'
C11	214°46'50"	44.00'	164.94'

1414/43

BOOK 1414 PAGE 43

SCALE: 1" = 80'

SHEET 24 OF 32 SHEETS

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

EASEMENT LEGEND:

(G) EASEMENT FOR ACCESS PURPOSES FOR THE BENEFIT OF LOT 258, BY THIS MAP

(H) PROPOSED 15 FOOT WIDE EASMENT FOR ACCESS PURPOSES TO BE RESERVED TO NEWHALL COUNTY WATER DISTRICT BY SEPARATE DOCUMENT.

(J) CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N62°03'46"E	36.05'
L2	N50°56'11"W	26.45'
L3	N01°02'23"W	67.46'
L4	N50°56'11"W	9.55'
L5	N01°02'23"W	60.48'
L9	N02°32'35"W	79.84'
L10	N16°00'00"W	26.93'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	10°22'53"	275.00'	49.83'
C2	01°53'34"	213.00'	7.04'
C3	15°42'41"	213.00'	58.41'
C4	36°02'48"	87.00'	54.73'
C5	05°44'43"	382.00'	38.30'
C6	19°56'45"	248.50'	86.51'
C9	21°31'06"	382.00'	143.47'
C10	21°31'06"	350.00'	131.45'
C11	19°26'17"	350.00'	118.74'
C12	16°21'44"	380.00'	108.52'
C13	08°25'16"	380.00'	55.85'
C14	07°56'28"	380.00'	52.67'
C15	25°18'43"	318.00'	140.49'
C16	25°18'43"	350.00'	154.62'

- SEE SHEET 28 -

- SEE SHEET 17 -

N74°39'01"E 657.48'
168.52'
66.28'
95.85'
54.10'
126.58'
70.69'
141.74'
L10
N08°10'38"W 160.75'
N17°50'00"W 300.84'
N17°32'58"W 130.65'
N00°00'00"W 266.78'

SEE SHEETS 29-32
FOR EASEMENT DETAILS

257
16.85 ACRES gross
13.55 ACRES net
PRIVATE PARK

N22°26'34"W 749.83'

- SEE SHEET 28 -

- SEE SHEET 16 -

N62°03'46"E 376.40'
371.61'
N62°03'46"E 1804.24'
N62°03'46"E 1796.49'
851.60'
N62°03'46"E 1788.74'
719.83'

100' EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY PER BK 51862, PG 279 O.R.

314.86'
N68°26'58"E 622.81'
N68°26'58"E 636.41'
312.85'
N68°26'58"E 650.01'
310.84'

50.01'
100.01'
50.01'

SEE DETAIL SHEET 13

N76°16'03"E (RAD)
358.18'
60'
30' 30'
50'
100'
C14
C12
C13 N87°22'13"W (RAD)
N83°24'48"W (RAD)

PISTACHE WAY

N79°23'44"E (RAD)
N20°59'08"W 66.63'
N22°52'42"W 31.69'
N38°35'23"W 31.98'
N05°32'31"W (RAD)
N09°18'20"W (RAD)

N25°47'06"W 178.24'
N57°36'45"E (RAD)
114.62'
Δ=19°31'58"
R=44.00'
L=15.00'
109.78'
N38°04'47"E (RAD)
105.55'
N38°29'22"E
122.92'
154.92'
N03°33'37"W (RAD)

258

- SEE SHEET 13 -

LINDERA AVENUE

128.05'
N89°46'00"W

CALLUNA DRIVE

- SEE SHEET 12 -

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) SEE SHEET 5 FOR MONUMENT LEGEND

SCALE: 1" = 40'

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 25 OF 32 SHEETS

TRACT NO. 48086-01
1398 MB 91-97

252
38,220 sq.ft.
PRIVATE PARK

251
57,637 sq.ft. gross
PUBLIC FACILITIES

250
FIRE STATION

253

STONECREST ROAD

YELLOWSTONE ROAD

VALLEY CANYON ROAD

STATE HIGHWAY 14
(ANTELOPE VALLEY FREEWAY)

C/L VALLEY CANYON ROAD

YELLOWSTONE LANE

N71°39'00"E 357.89'
112.12'
L=239.17'
Δ=18°45'33" R=730.50'
Δ=14°06'49" L=179.94'
L=59.23'
Δ=04°38'44"
N37°06'33"W (RAD)
N52°53'27"E 93.53'
N41°16'35"E 142.34'
N55°28'15"W 41.13'
N67°55'15"W (RAD) 64.00'
Δ=21°22'42" R=518.00' L=193.28'
Δ=24°15'41" R=582.00' L=246.44'
Δ=28°28'09" R=550.00' L=273.28'
Δ=31°24'59" R=550.00' L=301.58'
Δ=30°10'18" R=518.00' L=272.78'
Δ=57°56'22" R=518.00' L=523.82'
N19°34'00"W 239.14'
N27°55'43"W (RAD)
N32°27'49"W 145.47'
N87°49'04"E (RAD) PRC
N10°58'06"W (RAD) PRC
Δ=16°57'37" L=127.88'
Δ=21°20'13" L=160.88'
Δ=38°17'50" R=432.00' L=288.76'
N49°15'56"W (RAD) PRC
N46°50'48"W (RAD)
N05°15'42"W (RAD)
Δ=47°43'55" R=550.00' L=458.19'
Δ=44°00'14" R=400.00' L=307.20'
Δ=38°37'46" L=269.68'
N83°36'36"E (RAD) R=550'
N51°43'53"W (RAD) "C6" PCC
N51°40'29"W (RAD) R=570' PCC
N71°29'19"E 268.71'
68.49'
11.61'
N43°53'28"W (RAD)
N81°59'17"E (RAD)
N34°17'53"W (RAD) R=570'
Δ=17°16'09" R=570.00' L=171.80'
N75°26'15"E (RAD) R="C2"
Δ=32°22'50" R=600.00' L=339.09'
Δ=10°38'59" L=111.52'
N25°39'10"W 65.40'
Δ=16°18'56" R=550.00' L=156.62'
SEE DETAIL HEREON
N28°58'47"W (RAD)
Δ=20°17'09" L=183.40'
Δ=17°52'01" L=161.53'
Δ=27°32'59" L=249.07'
Δ=29°58'07" R=518.00' L=270.94'
Δ=29°58'07" R=550.00' L=287.68'
46'
32'
32'
30'

- SEE SHEET 27 -

- SEE SHEET 26 -

DETAIL OF
LOT 251
N19°34'00"W 2.01'
N40°46'13"W (RAD)
Δ=03°02'02" R=2000.00' L=105.91'
Δ=11°47'25" R=518.00' L=106.59'

DETAIL
NOT TO SCALE

LINE DATA TABLE		
NO.	BEARING	LENGTH
L2	N43°07'00"E	12.60'
L4	N70°42'38"E	80.10'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	81°12'50"	13.00'	18.43'
C2	06°23'22"	518.00'	57.77'
C3	02°56'50"	550.00'	28.29'
C4	02°25'08"	518.00'	21.87'
C5	05°22'28"	400.00'	37.52'
C6	01°35'13"	570.00'	15.79'

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

◇(#) SEE SHEET 5 FOR MONUMENT LEGEND

EASEMENT LEGEND:

◇(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.

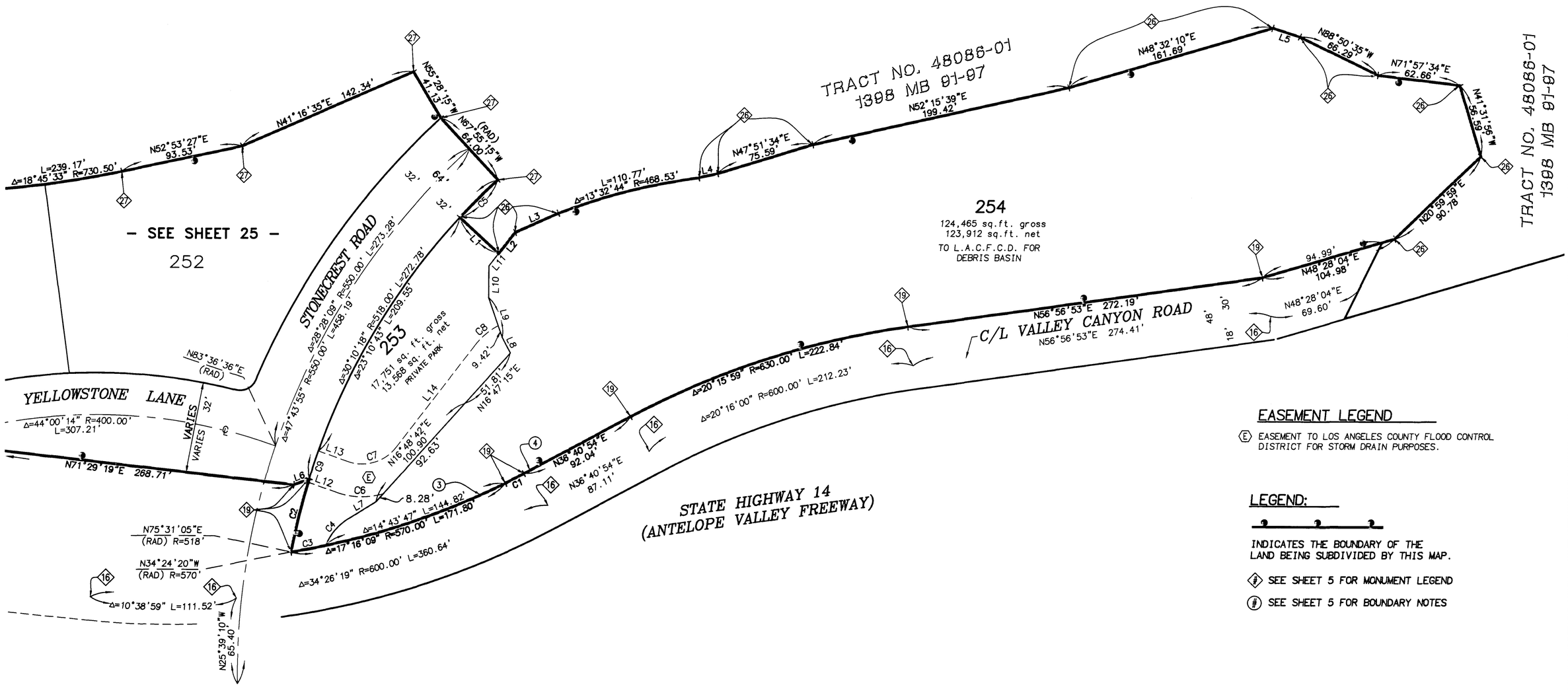
SCALE: 1" = 50'

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N72°27'06"W	40.28'
L2	N12°44'32"E	20.08'
L3	N40°44'32"E	36.12'
L4	N52°01'23"E	14.39'
L5	N82°52'41"E	21.59'
L6	N43°07'00"E	12.60'
L7	N32°58'27"E	24.95'
L8	N51°57'41"W	13.50'
L9	N44°03'13"W	32.00'
L10	N24°15'28"W	24.38'
L11	N12°44'32"E	11.97'
L12	N84°44'18"E	22.85'
L13	N84°44'18"E	23.61'
L14	N12°28'34"E	98.17'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	01°35'13"	570.00'	15.79'
C2	06°23'22"	518.00'	57.77'
C3	02°42'48"	570.00'	26.99'
C4	36°31'11"	42.00'	26.77'
C5	04°31'51"	518.00'	40.96'
C6	36°05'31"	57.50'	36.22'
C7	72°15'44"	32.50'	40.99'
C8	23°30'40"	57.50'	23.59'
C9	02°27'44"	518.00'	22.26'



EASEMENT LEGEND

(E) EASEMENT TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR STORM DRAIN PURPOSES.

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

◇ SEE SHEET 5 FOR MONUMENT LEGEND

(#) SEE SHEET 5 FOR BOUNDARY NOTES

SCALE: 1" = 40'

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

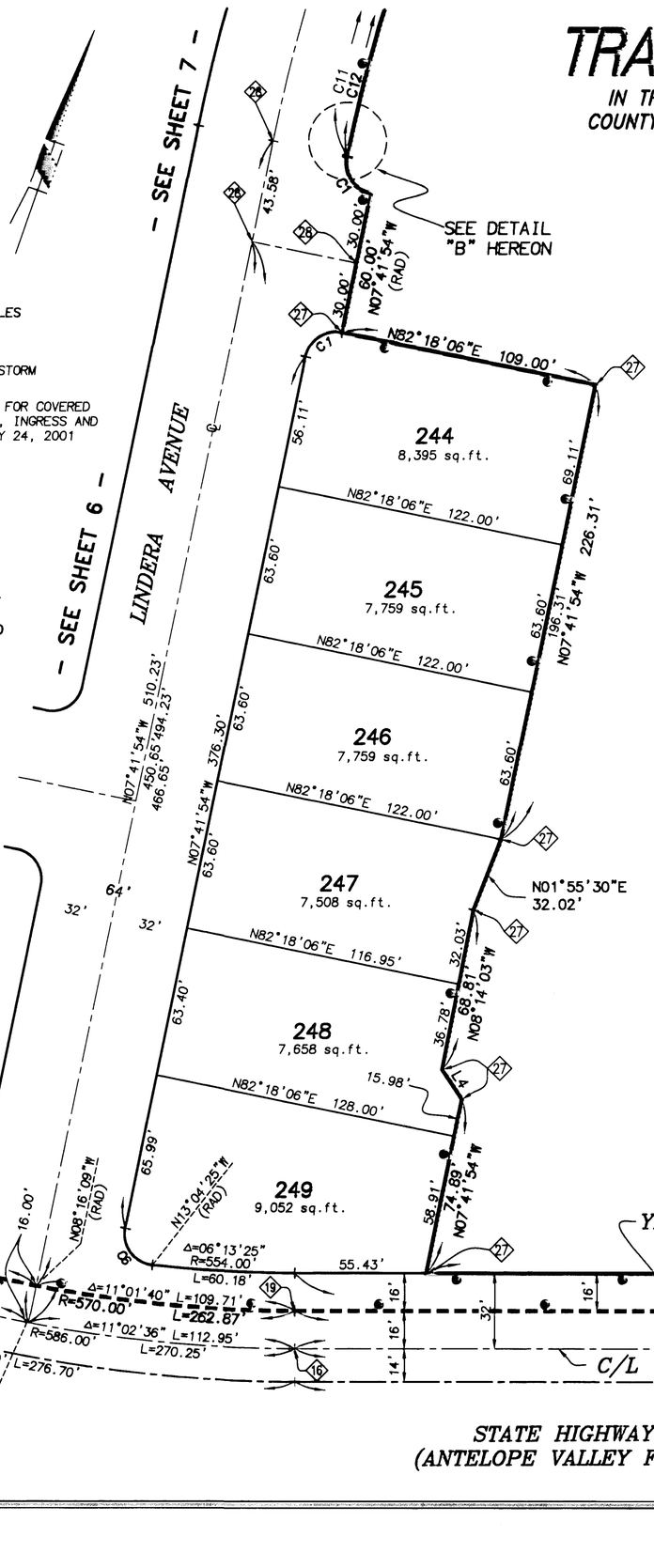
EASEMENT LEGEND:

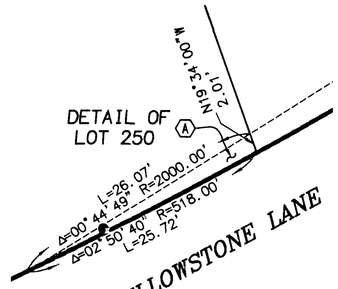
- (A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.
- (C) 10' WIDE EASEMENT TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR STORM DRAIN ACCESS PURPOSES.
- (K) EASEMENT TO PACIFIC BAY PROPERTIES FOR COVERED STORM DRAIN APPURTENANT STRUCTURES, INGRESS AND EGRESS PER DEED RECORDED ON JANUARY 24, 2001 AS INSTRUMENT No. 01-0130801, O.R.

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) SEE SHEET 5 FOR MONUMENT LEGEND

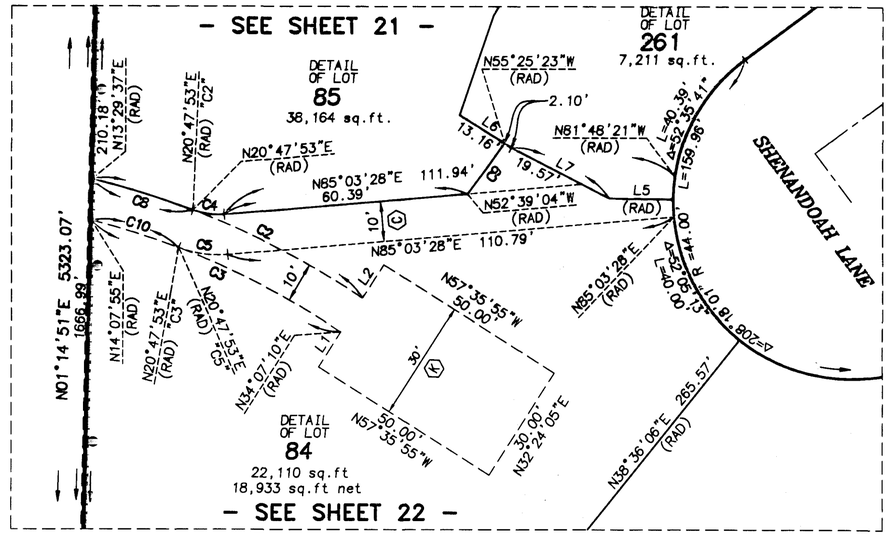




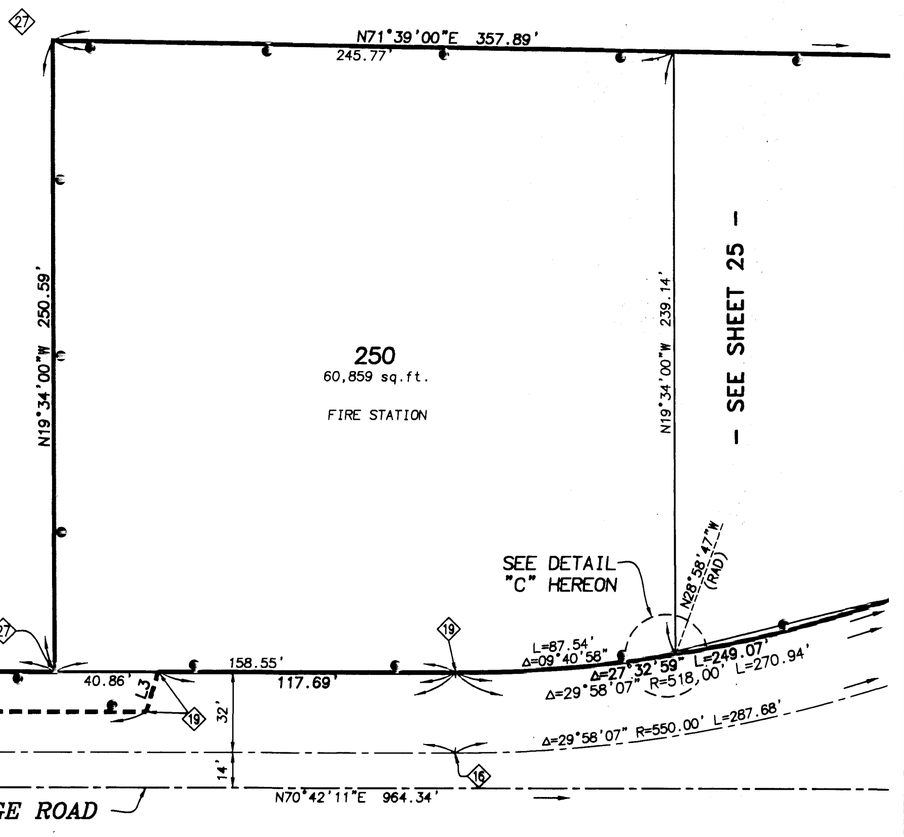
DETAIL "C"
NOT TO SCALE

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N32°24'05"E	10.20'
L2	N32°24'05"E	9.80'
L3	N02°47'58"W	16.69'
L4	N52°52'47"W	15.10'
L5	N89°18'41"W	15.79'
L6	N57°54'46"W	15.26'
L7	N62°34'02"W	27.29'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	90°00'00"	13.00'	20.42'
C2	20°32'31"	205.00'	73.50'
C3	19°59'15"	195.00'	68.03'
C4	25°44'25"	17.50'	7.86'
C5	25°44'25"	27.50'	12.35'
C6	95°22'31"	13.00'	21.64'
C8	07°18'16"	205.00'	26.13'
C9	02°46'19"	321.23'	15.54'
C10	06°39'58"	195.00'	22.69'
C11	59°21'54"	718.00'	743.93'
C12	45°27'18"	718.00'	569.62'



DETAIL "A" OF SHEET 22
NOT TO SCALE



SCALE: 1" = 200'

SHEET 28 OF 32

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

TRACT 48086-01
1398 MB 91-97

100'

255
25,838 sq.ft.
SEE DETAIL "B" HEREON

219.99'
N64°16'42"W

L2 L3 L4 L5 L6 L7 L8

N47°54'37"E 350.51'

SEE DETAIL SHEET 32

30'

N53°54'02"E 122.27' (TIE)

N89°32'28"W 905.04'

N34°23'49"E 1806.47'

100' EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY PER BK 53131, PG 81 O.R.

SEE DETAIL "A" HEREON

N34°24'23"E 134.17'

N32°09'23"E 413.08'

100'

N68°26'58"E 650.01'

100' EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY PER BK 51862, PG 279 O.R.

N22°26'34"W 849.84'

N74°39'01"E 657.48'

235.34'
N00°00'00"E

L10

SEE SHEETS 29-32 FOR EASEMENT DETAILS

256
168.90 ACRES gross
160.26 ACRES net
OPEN SPACE

N89°30'27"W 2641.44'

- SEE SHEET 24 -

257

- SEE SHEET 17 -

- SEE SHEET 16 -

- SEE SHEET 19 -

N69°00'00"W 1086.84'

1511.26'

2070.36'

N01°14'51"E 5323.07'

TRACT 36493

DETAIL "B"

SCALE: 1"=60'

R=74.00'
L=191.98'
Δ=148°38'29"

L11

DETAIL OF LOT 255
25,838 sq.ft.
WATER TANK

EAST 164.85'

N86°25'53"E 111.80'

L12 L13 L14 L15

3.50'

N03°34'07"W 30.00'

SEE DETAIL SHEET 32

30'

DETAIL "A"

NOT TO SCALE

N34°23'49"E 1806.47'

1716.10'

N01°05'43"E 4.31'

N34°24'23"E 130.37'

DETAIL OF LOT 256

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

◇ SEE SHEET 5 FOR MONUMENT LEGEND

EASEMENT LEGEND:

◇J CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES.

◇L 30 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND ROADWAY PURPOSES, GRANTED AS PARCEL 1, IN THE DOCUMENT RECORDED MAY 23, 2018 AS INSTRUMENT No. 20180513286, OF OFFICIAL RECORDS.

LINE TABLE

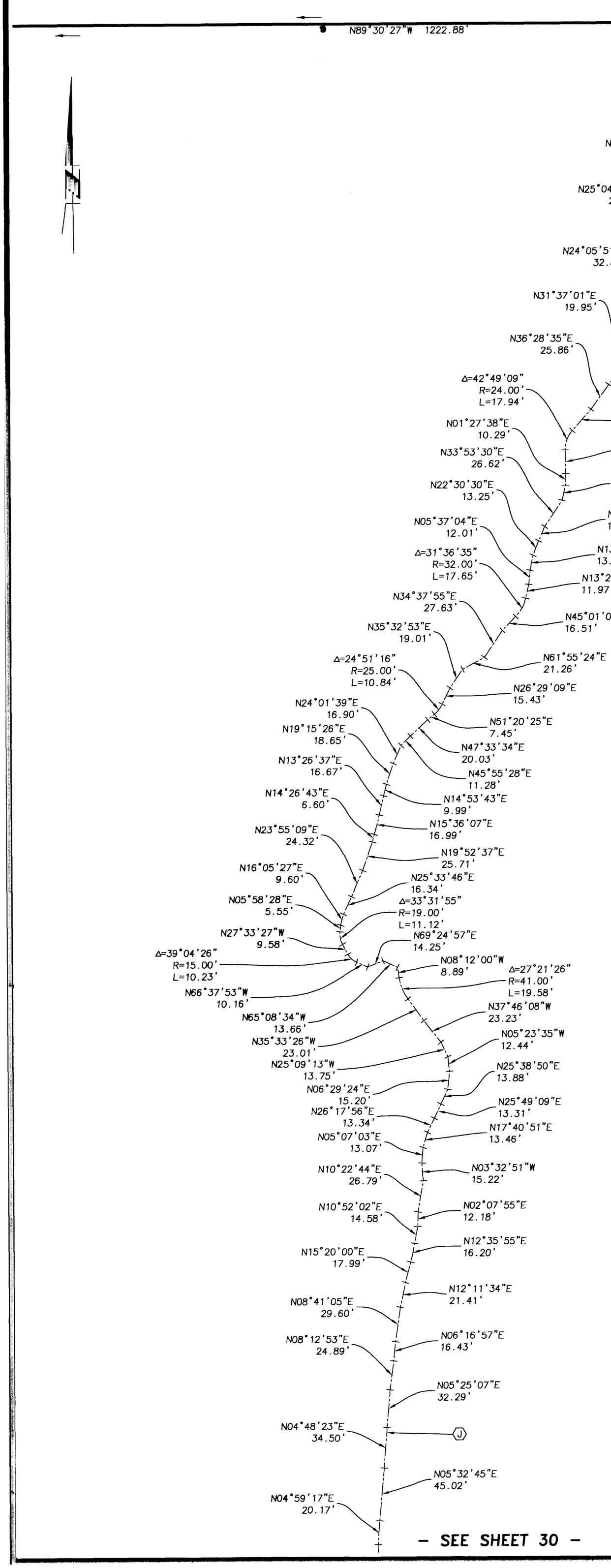
NO.	DIRECTION	LENGTH
L2	N42°05'23"W	57.21'
L3	N28°29'14"W	114.48'
L4	N05°12'54"E	42.73'
L5	N10°41'20"W	99.80'
L6	N22°01'53"E	60.59'
L7	N29°37'08"E	52.01'
L8	N42°05'23"W	110.97'
L10	N16°00'00"W	167.01'
L11	N00°00'00"E	16.02'
L12	N25°39'54"W	75.16'
L13	N00°00'00"E	66.74'
L14	N82°48'51"E	10.92'
L15	N03°34'07"W	26.50'

SCALE: 1" = 60'

SHEET 29 OF 32 SHEETS

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



DETAIL OF LOT 256

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

◈ SEE SHEET 5 FOR MONUMENT LEGEND

EASEMENT LEGEND:

Ⓙ CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES.

– SEE SHEET 30 –

SCALE: 1" = 60'

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

– SEE SHEET 29 –

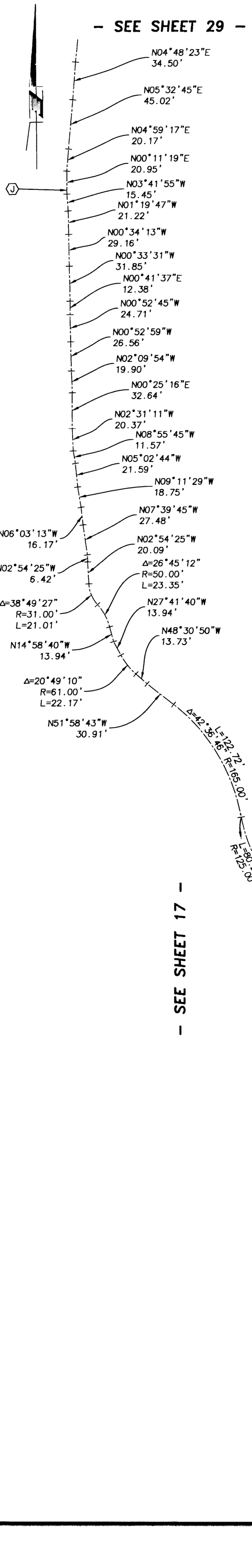
– SEE SHEET 17 –

– SEE SHEET 31 –

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N48°18'06"W	5.73'
L2	N47°37'54"W	3.68'
L3	N15°38'27"W	13.68'
L4	N00°54'59"E	9.98'
L5	N04°36'58"E	5.99'
L6	N56°55'59"W	10.51'
L7	N50°25'35"W	8.42'
L8	N41°23'57"W	28.65'
L9	N40°22'44"W	32.02'
L10	N54°14'02"E	21.44'
L11	N68°09'28"E	25.05'
L12	N31°07'05"W	22.74'
L13	N33°18'07"W	19.54'
L14	N84°51'03"W	22.83'
L15	N86°50'38"W	21.63'
L16	N87°12'07"W	18.88'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	61°32'57"	10.00'	10.74'
C2	58°27'16"	10.00'	10.20'

DETAIL OF LOT 256



EASEMENT LEGEND:

(J) CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES.

SCALE: 1" = 60'

SHEET 31 OF 32 SHEETS

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

– SEE SHEET 32 –

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N44°53'54"W	24.27'
L2	N38°26'29"W	10.97'
L3	N26°50'34"W	10.04'
L4	N17°25'04"W	8.65'
L5	N18°26'01"W	11.10'
L6	N19°12'27"W	20.52'
L9	N68°45'36"W	13.53'
L10	N49°58'14"W	17.33'
L11	N45°00'55"W	10.35'
L12	N36°53'05"W	13.40'
L13	N20°20'00"W	14.46'
L14	N43°40'57"W	22.30'
L15	N66°10'22"W	27.32'

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

SEE SHEET 5 FOR MONUMENT LEGEND

EASEMENT LEGEND:

(J) CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES.

Δ=98°51'27" R=20.50' L=35.37'
N72°25'00"W 26.98'
N83°13'56"E 6.70'
N75°00'50"W 29.23'
N36°53'06"W 6.53'
N69°18'53"E 40.02'
N76°19'24"W 43.37'
Δ=129°03'12" R=5.00' L=11.26'
L13 L14 L15
Δ=44°30'45" R=19.00' L=14.76'
(J)
N14°03'42"E 22.07'
N14°59'29"E 10.23'
N18°26'40"E 14.88'
N27°43'59"E 17.37'
N28°13'13"E 21.74'
N07°37'47"W 17.25'
N09°58'13"W 12.91'
Δ=03°45'36" R=286.84' L=18.82'
N86°01'22"W 14.56'
N03°52'54"W 32.42'
N84°58'38"W 20.14'
L9 L10 L11 L12
Δ=146°59'49" R=6.00' L=15.39'
N61°06'15"W 10.99'
N77°50'40"E 21.80'
Δ=17°12'53" R=30.62' L=9.20'
N54°41'13"W 19.08'
N39°11'48"W 14.19'
N86°19'21"W 19.57'
N81°00'13"E 20.10'
Δ=83°19'00" R=6.00' L=8.72'
N74°41'36"E 26.46'
Δ=21°42'43" R=55.62' L=21.08'
N35°46'29"E 18.83'
N47°24'31"E 19.46'
N45°28'19"E 19.41'
N37°15'14"E 8.53'
N18°31'08"E 13.53'
N14°25'53"E 19.34'
N17°43'33"E 19.30'
N20°47'06"E 10.80'
N82°03'17"W 4.23'
N14°19'10"W 16.28'
N83°21'07"E 20.58'
N63°45'59"E 7.21'
Δ=79°41'17" R=8.00' L=11.13'
N82°03'17"W 15.65'
N74°51'18"E 9.89'
N04°49'59"W 4.96'
N06°42'49"E 20.48'
N05°26'23"E 22.16'
N05°56'45"E 16.77'
Δ=24°18'01" R=50.00' L=21.21'
N09°35'58"E 22.47'
N30°14'46"E 28.45'
N15°25'31"W 24.61'
N01°01'09"W 22.37'
N29°50'07"W 22.41'
N25°55'44"W 21.27'
N19°49'55"W 7.72'
N23°44'58"W 22.88'
N10°56'36"W 67.65'
N24°26'11"W 20.71'
N42°10'11"W 16.55'
N25°01'21"W 10.62'
N21°05'14"W 36.63'
Δ=114°36'20" R=6.00' L=12.00'
N75°33'31"E 11.67'
N04°19'34"W 28.44'
L1 L2 L3 L4 L5 L6
N23°13'29"E 23.61'
N51°22'57"E 20.04'
N77°35'48"E 19.48'
N88°36'14"W 19.30'
N88°45'19"E 22.55'
N79°44'52"E 20.48'
N81°28'47"E 25.84'
N83°49'43"W 15.90'
N20°28'35"W 10.83'
Δ=96°14'19" R=18.00' L=30.23'
N00°04'02"W 21.03'
N07°12'39"E 20.42'
N17°51'05"E 19.36'
N16°09'33"E 17.76'
N15°02'25"E 21.23'
N21°17'49"E 18.86'
N22°49'43"E 22.30'
N18°39'27"E 21.47'
N07°37'40"E 20.95'
N72°35'01"E 6.29'
N07°37'37"E 22.08'
N61°23'18"W 20.93'
N15°35'54"E 31.42'
N70°51'30"W 19.49'
(J)
N70°15'13"W 41.20'
N50°30'15"W 19.72'
N82°57'29"W 17.44'
N87°49'10"W 20.75'
N86°53'06"E 20.99'
Δ=67°29'03" R=13.00' L=15.31'
N36°01'31"W 15.31'
N62°13'53"E 3.54'
N35°17'34"W 15.89'
N50°29'45"E 17.09'
Δ=37°52'16" R=30.00' L=19.83'
N86°57'47"E 8.29'
N02°34'42"E 47.59'
N82°12'38"E 20.48'
N06°45'09"W 19.17'
N79°55'44"E 17.07'
N79°31'23"W 23.55'
N75°18'27"W 11.23'
N88°39'23"W 14.29'
N56°48'53"E 20.18'
N12°11'48"W 9.05'
N66°08'47"E 12.70'
N19°44'33"W 18.93'
N52°55'53"E 45.23'
N25°37'51"W 12.85'
N57°02'30"E 20.15'

257

– SEE SHEET 30 –

DETAIL OF LOT 256

100' EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY PER BK 5313, PG 681 O.R.

100' EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY PER BK 51862, PG 279 O.R.

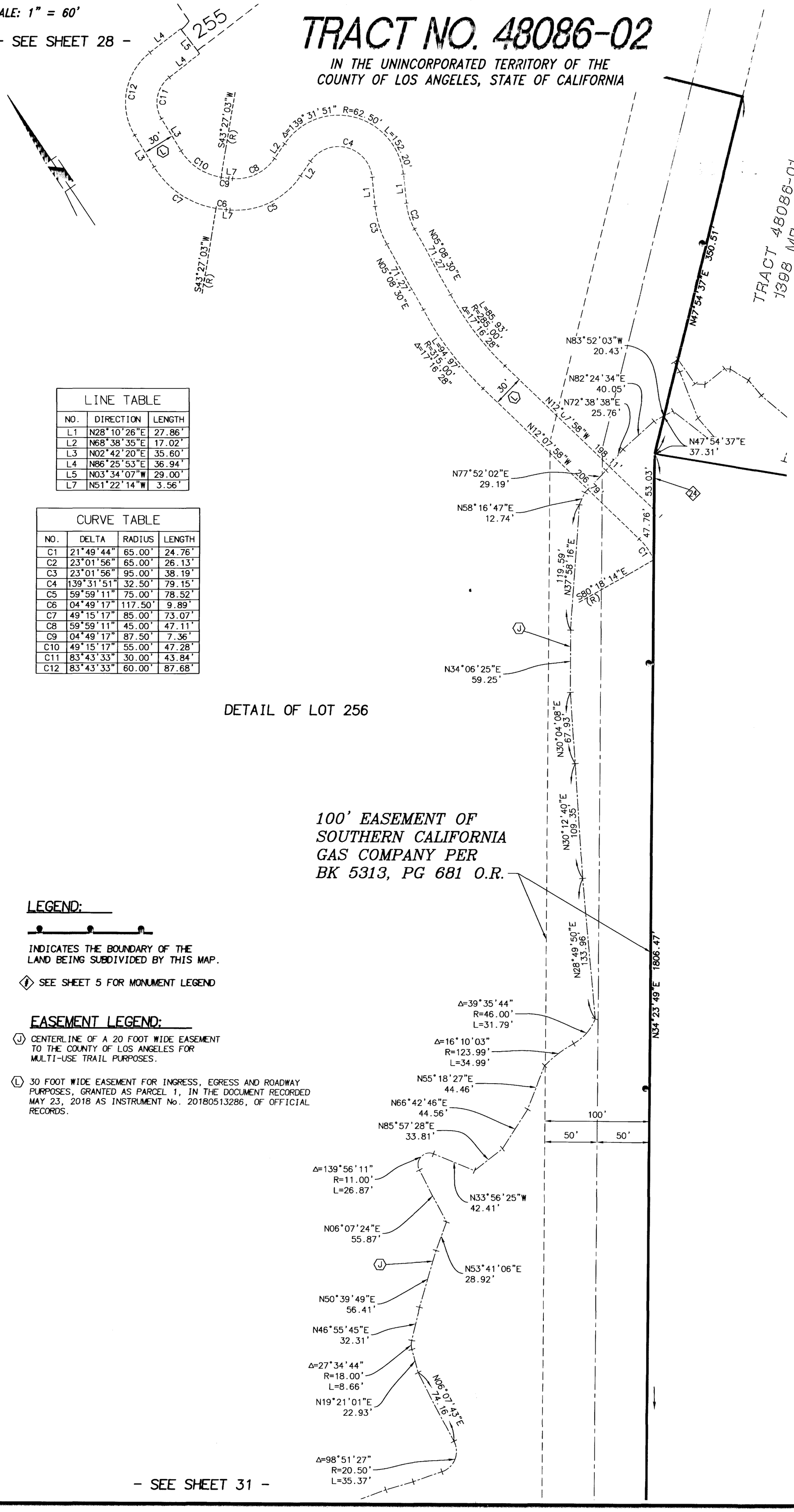
N34°23'49"E 1806.47'
100'
50' 50'
N01°05'43"E 4.31'
N34°24'23"E 134.17'
100'
50' 50'
N32°09'23"E 413.08'

SCALE: 1" = 60'

- SEE SHEET 28 -

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N28°10'26"E	27.86'
L2	N68°38'35"E	17.02'
L3	N02°42'20"E	35.60'
L4	N86°25'53"E	36.94'
L5	N03°34'07"W	29.00'
L7	N51°22'14"W	3.56'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	21°49'44"	65.00'	24.76'
C2	23°01'56"	65.00'	26.13'
C3	23°01'56"	95.00'	38.19'
C4	139°31'51"	32.50'	79.15'
C5	59°59'11"	75.00'	78.52'
C6	04°49'17"	117.50'	9.89'
C7	49°15'17"	85.00'	73.07'
C8	59°59'11"	45.00'	47.11'
C9	04°49'17"	87.50'	7.36'
C10	49°15'17"	55.00'	47.28'
C11	83°43'33"	30.00'	43.84'
C12	83°43'33"	60.00'	87.68'

DETAIL OF LOT 256

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

◈ SEE SHEET 5 FOR MONUMENT LEGEND

EASEMENT LEGEND:

Ⓙ CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES.

Ⓛ 30 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND ROADWAY PURPOSES, GRANTED AS PARCEL 1, IN THE DOCUMENT RECORDED MAY 23, 2018 AS INSTRUMENT No. 20180513286, OF OFFICIAL RECORDS.

- SEE SHEET 31 -

1414/52

BOOK 1414 PAGE 52

131 LOTS
55.49 ACRES GROSS

TRACT NO. 48086-03

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF SECTION 8 AND SECTION 17, TOWNSHIP 4 NORTH, RANGE 14 WEST, SAN BERNADINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE

SHEET 1 OF 13 SHEETS

FILED
AT REQUEST OF OWNER
11 MIN PAST 01
IN BOOK 1414
AT PAGE 52-64
OF MAPS
LOS ANGELES COUNTY, CA.
Registrar-Recorder/County Clerk
by _____ Deputy
FEE $ 44
D.A. FEE Code 20 $ 5

08/07/2019
20190785273

MAP / GRANT

OWNERS STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THIS SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

WE HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.
WE FURTHER STATE THAT, EXCEPT AS SHOWN ON A COPY OF THIS MAP ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS, WE KNOW OF NO EASEMENT OR STRUCTURE EXISTING WITHIN THE EASEMENTS HEREIN OFFERED FOR DEDICATION TO THE PUBLIC, OTHER THAN PUBLICLY OWNED WATER LINES, SEWERS, OR STORM DRAINS, THAT WE WILL GRANT NO RIGHT OR INTEREST WITHIN THE BOUNDARIES OF SAID EASEMENTS OFFERED TO THE PUBLIC, EXCEPT WHERE SUCH RIGHT OR INTEREST IS EXPRESSLY MADE SUBJECT TO THE SAID EASEMENTS.

WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE RIGHT TO PROHIBIT THE CONSTRUCTION OF MORE THAN ONE ADDITIONAL RESIDENTIAL BUILDINGS WITHIN LOTS 1 THROUGH 128 INCLUSIVE.

WE HEREBY DEDICATE TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT THE EASEMENTS FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES, AND INGRESS AND EGRESS PURPOSES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES,

WE HEREBY GRANT LOTS 130 AND 131, IN FEE SIMPLE TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR FLOOD CONTROL PURPOSES.

WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE RIGHT TO PROHIBIT THE CONSTRUCTION OF A SCHOOL SITE WITHIN LOT 129.

WE HEREBY GRANT TO THE COUNTY OF LOS ANGELES AN EASEMENT PERTAINING TO ALL AIRSPACE ABOVE A PLANE THREE (3) FEET ABOVE THE "TOP OF CURB" GRADE LINE AS ESTABLISHED BY THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS FOR THE PURPOSE OF MAINTAINING UNOBSTRUCTED VISIBILITY AS SHOWN ON SAID MAP.

AND WE DO HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE TWENTY (20) FOOT WIDE EASEMENT FOR MULTIUSE (EQUESTRIAN, BICYCLE, AND HIKING) PURPOSES FOR THE SPRING CANYON TRAIL.

AS A DEDICATION TO PUBLIC USE, WHILE ALL OF LINDERA AVENUE WITHIN OR ADJACENT TO THIS SUBDIVISION REMAINS A PUBLIC STREET, WE HEREBY ABANDON ALL RIGHTS OF DIRECT VEHICULAR ACCESS AND EGRESS FROM ABUTTING LOTS 62 THROUGH 67 TO SAID STREET. IF ANY PORTION OF SAID STREET WITHIN OR ADJACENT TO THIS SUBDIVISION IS VACATED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

AS A DEDICATION TO PUBLIC USE, WHILE ALL OF STONECREST ROAD WITHIN OR ADJACENT TO THIS SUBDIVISION REMAINS A PUBLIC STREET, WE HEREBY ABANDON ALL RIGHTS OF DIRECT VEHICULAR ACCESS AND EGRESS FROM ABUTTING LOTS 23 THROUGH 25 TO SAID STREET. IF ANY PORTION OF SAID STREET WITHIN OR ADJACENT TO THIS SUBDIVISION IS VACATED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

SPRING CANYON RECOVERY ACQUISITION, LLC
A DELAWARE LIMITED LIABILITY COMPANY

NAME: Jon Shumaker
TITLE: Authorized Signatory

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF NEW YORK)
COUNTY OF QUEENS) SS
ON 5/29/2018
BEFORE ME LISA CAGNEY,
(PRINT NAME AND TITLE)
PERSONALLY APPEARED JON SHUMAKER (NAME OF SUBSCRIBING WITNESS) WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

MY PRINCIPAL BUSINESS IS IN QUEENS COUNTY
MY COMMISSION EXPIRES 04/17/2021
COMMISSION NUMBER 01CA6357380

WITNESS MY HAND
Lisa Cagney
LISA CAGNEY
PRINT NAME

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BY Fabrizio Palano DEPUTY DATE 8/7/19

I HEREBY CERTIFY THAT THE SECURITY IN THE AMOUNT OF $ 27,500.00 HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. 48086-03 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BY Fabrizio Palano DEPUTY DATE 8/7/19

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND COMPLETE FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN MAY, 2005 IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SPRING CANYON RECOVERY ACQUISITION, LLC, IN MAY 2005, I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT TIE NOTES FOR ALL CENTERLINE MONUMENTS (OR FOR ALL CENTERLINE TIE MONUMENTS NOTED AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS OF SAID COUNTY WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR
MATTHEW J. VERNON
No. PLS 7553
STATE OF CALIFORNIA

MATTHEW J. VERNON
PLS 7553
DATE 5/29/2018

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON SOUTHEASTERLY LINE OF LOT 256 AS SHOWN AS N34°23'49"E ON THE MAP OF TRACT 48086-02, FILED IN BOOK 1414 AT PAGES 20 THROUGH 51, INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER.

FLOOD CONTROL DISTRICT ACCEPTANCE CERTIFICATE:

UNDER THE AUTHORITY CONFERRED BY RESOLUTION DULY AND REGULARLY ADOPTED BY THE BOARD OF SUPERVISORS OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT ON THE 6TH DAY OF MARCH, 1962 A CERTIFIED COPY OF WHICH WAS RECORDED IN BOOK D1543, PAGE 439, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, AND AMENDED BY SUPPLEMENTAL RESOLUTION ON THE 23RD DAY OF DECEMBER, 1969 THE UNDERSIGNED HEREBY ACCEPTS THE INTEREST IN REAL PROPERTY CONVEYED BY THE WITHIN DEDICATION OR GRANT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A GOVERNMENTAL AGENCY AND CONSENTS TO THE RECORDATION ON BEHALF OF SAID DISTRICT.

BY: Fabrizio Palano DATE: 8/7/19

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF STATE LAW AND LOCAL SUBDIVISION ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

COUNTY ENGINEER

BY Fabrizio Palano DEPUTY DATE 8/7/19

L.S. NO. 7274

LICENSED LAND SURVEYOR
FABRIZIO G. PACHANO
Exp. 12/31/2020
No. LS007274
STATE OF CALIFORNIA

RPD PROJECT NOTE

THIS SUBDIVISION (TRACT) IS APPROVED AS A RESIDENTIAL PLANNED DEVELOPMENT PROJECT WHEREBY THE COMMON AREAS WILL BE HELD IN FEE BY AN ASSOCIATION MADE UP OF THE OWNERS OF THE INDIVIDUAL LOTS. MEMBERSHIP IN THE HOMEOWNER'S ASSOCIATION IS INSEPARABLE FROM OWNERSHIP IN THE INDIVIDUAL LOTS.

IN REFERENCE TO TRACT NO. 48086-03, IT IS ORDERED THAT THE MAP OF TRACT NO.48086-03 IS HEREBY APPROVED.

THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY CONVEYED BY THE WITHIN DEDICATION OR GRANT TO THE COUNTY OF LOS ANGELES, A GOVERNMENTAL AGENCY IS HEREBY ACCEPTED AND THE GRANTEE CONSENTS TO THE RECORDATION THEREOF BY ITS AUTHORIZED OFFICER.

I HEREBY CERTIFY THAT THE FOREGOING ORDER WAS ADOPTED BY THE BOARD OF SUPERVISORS AT A MEETING HELD ON THE 6TH DAY, OF AUGUST, 2019.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: Fabrizio Palano DEPUTY DATE: 8/7/19

1414/53

BOOK 1414 PAGE 53

SCALE: 1" = 300'

SHEET 2 OF 13 SHEETS

TRACT NO. 48086-03

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

ABANDONMENT NOTE

I HEREBY CERTIFY THAT PURSUANT TO SECTION 66434 (G) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF;

THOSE PORTIONS OF RIGHT-OF-WAY AND EASEMENTS ACQUIRED BY THE COUNTY OF LOS ANGELES AS SUCCESSOR IN INTEREST BY RELINQUISHMENT NO 286, RECORDED DECEMBER 3. 1964 AS INSTRUMENT NO. 3526, IN BOOK D-2720, PAGE 442 OF OFFICIAL RECORDS FROM THE STATE OF CALIFORNIA RECORDED JUNE 29, 1960 AS INSTRUMENT NO. 1673 IN BOOK D-893, PAGE 951 OF OFFICIAL RECORDS, NOT SHOWN ON THIS MAP.

EXECUTIVE OFFICE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: Fabrizio Patane DEPUTY DATE: 8/7/19

SIGNATURE OMISSIONS:

2. The signature of the United States of America, successor or assignee, easement holder(s) by deed(s) recorded April 5, 1940 in Book 17415 Page 138 and August 28, 1940 in Book 17785 Page 112, both of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.

   Note: Said easement is indeterminate in nature.

3. The signature of the State of California, successor or assignee, easement holder(s) by deed(s) recorded August 28, 1940 in Book 17785 Page 112, of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.

   Note: Said easement is indeterminate in nature.

4. The signature of the State of California, successor or assignee, the owners of oil and mineral rights by a deed recorded August 28, 1940 in Book 17785 Page 112, of Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

6. The signature of the State of California, successor or assignee, the owners of oil and mineral rights by a deed recorded November 15, 1963 as Instrument No. 5234 in Book D-2257 Page 919, Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

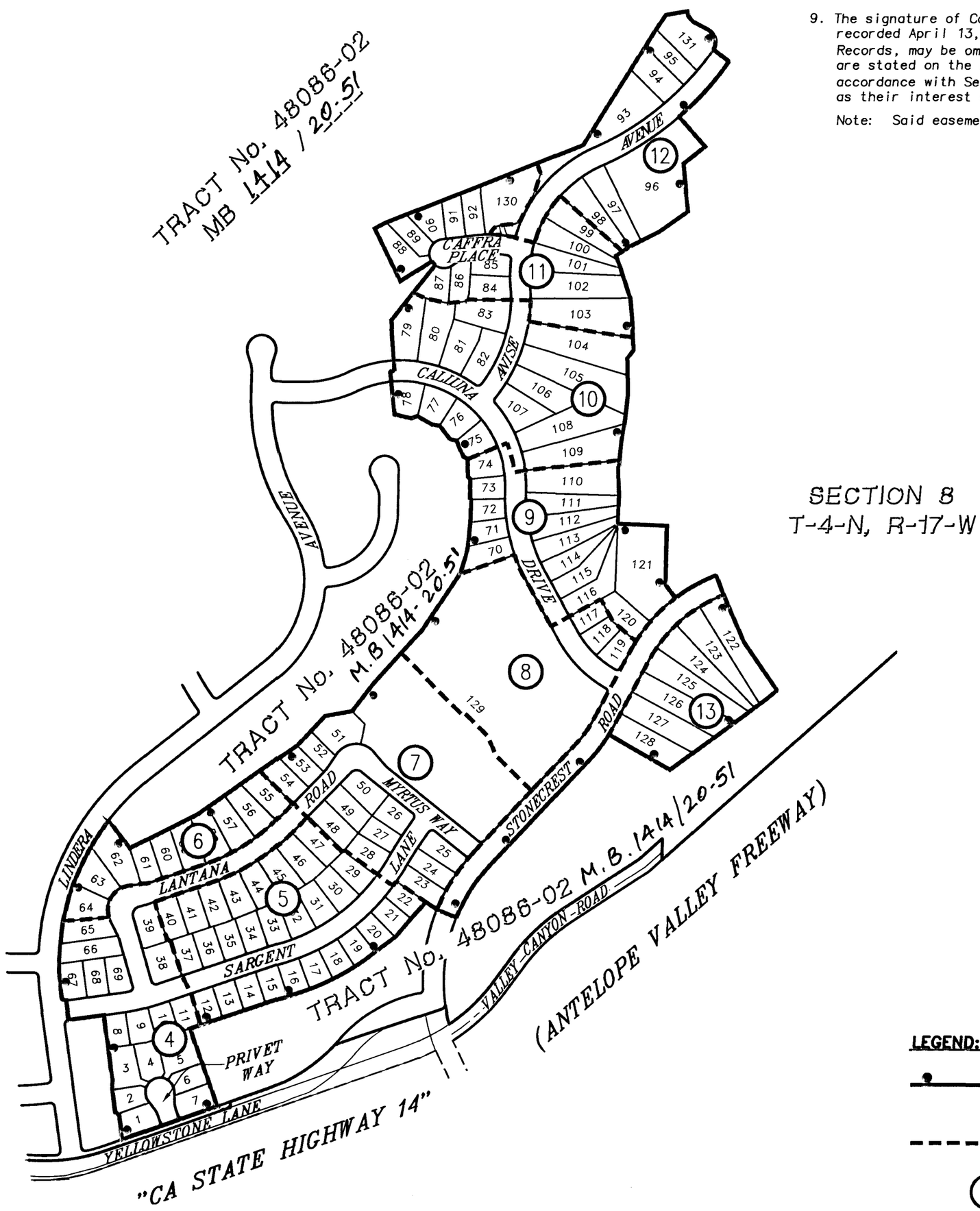
7. The signature of Harvey C. Moore and Mary E. Moore, successor or assignee, the owners of oil and mineral rights by a deed recorded May 17, 1966 as Instrument No. 971 in Book D-3306 Page 636 of Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

8. The signature of Fairview Properties, Inc., a corporation, successor or assignee, the owners of oil and mineral rights by a deed recorded July 11, 1967 as Instrument No. 2700 in Book D 3699 Page 291, of Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

9. The signature of County of Los Angeles, easement holder(s) by deed(s) recorded April 13, 2017 as 20170410076, Official Records of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.

   Note: Said easement is indeterminate in nature.

SHEET INDEX MAP



LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

INDICATES SHEET INDEX BOUNDARY.

(#) DENOTES SHEET NUMBER

1414/54

BOOK 1414 PAGE 54

SCALE: 1" = 200'

SHEET 3 OF 13 SHEETS

TRACT NO. 48086-03

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	95°22'31"	13.00'	21.64'
C2	92°06'07"	13.00'	20.90'
C3	03°50'59"	507.00'	34.07'
C4	15°05'27"	348.00'	91.66'
C6	97°17'47"	41.50'	70.47'
C7	14°09'46"	930.00'	229.88'
C8	16°09'26"	507.00'	142.97'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N62°03'46"E	36.05'
L2	N34°24'23"E	56.60'
L3	N80°26'49"E	66.52'
L4	N09°33'11"W	13.43'
L5	N39°40'56"W	21.21'
L6	N62°20'02"W	54.03'
L7	N54°53'52"W	60.00'
L8	N00°14'22"W	83.61'
L9	N02°08'22"E	87.08'
L10	N87°51'38"W	150.00'
L11	N50°12'40"E	39.45'
L12	N60°06'14"W	215.99'
L13	N67°55'15"W	64.00'
L14	N55°28'15"W	41.13'
L15	N52°53'27"E	93.53'
L16	N07°41'54"W	74.89'
L17	N52°52'47"W	15.10'
L18	N08°14'03"W	68.81'
L19	N01°55'30"E	32.02'
L20	N07°41'54"W	196.31'
L21	N82°18'06"E	109.00'
L22	N07°41'54"W	60.00'
L23	N37°29'34"W	105.94'
L24	N42°14'10"E	117.54'
L25	N33°44'09"E	205.71'
L26	N05°38'26"W	132.00'
L27	N03°33'37"W	154.92'
L28	N38°29'22"E	105.55'
L37	N57°36'45"E	114.62'
L38	N55°02'15"W	1.90'
L39	N71°03'21"E	21.00'

DETAIL
NOT TO SCALE

TRACT No. 48086-02
MB 1414 / 20-51

TRACT No. 48086-02
MB 1414 / 20-51

TRACT No. 48086-01
MB 1398 / 91-97

NOT A PART OF THIS SUBDIVISION

SEE DETAIL SHEET 4

STONECREST ROAD

YELLOWSTONE LANE

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

1. FD 2" IP AND TAG "PLS 7553" PER TRACT NO. 48086-01 1398 MB 91-97
2. FD 2" IP AND TAG "PLS 7553" PER TRACT NO. 48086-02 __ MB 1414-20-51
3. FD 2" S, T & W "PLS 7553" PER TRACT NO. 48086-02 __ MB 1414/20-51
4. 2" IP AND TAG "PLS 7553" FLUSH TO BE SET
5. INDICATES S, T & W STAMPED "PLS 7553" TO BE SET.

1414/55

BOOK 1414 PAGE 55

SCALE: 1" = 40'

TRACT NO. 48086-03

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 4 OF 13 SHEETS

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

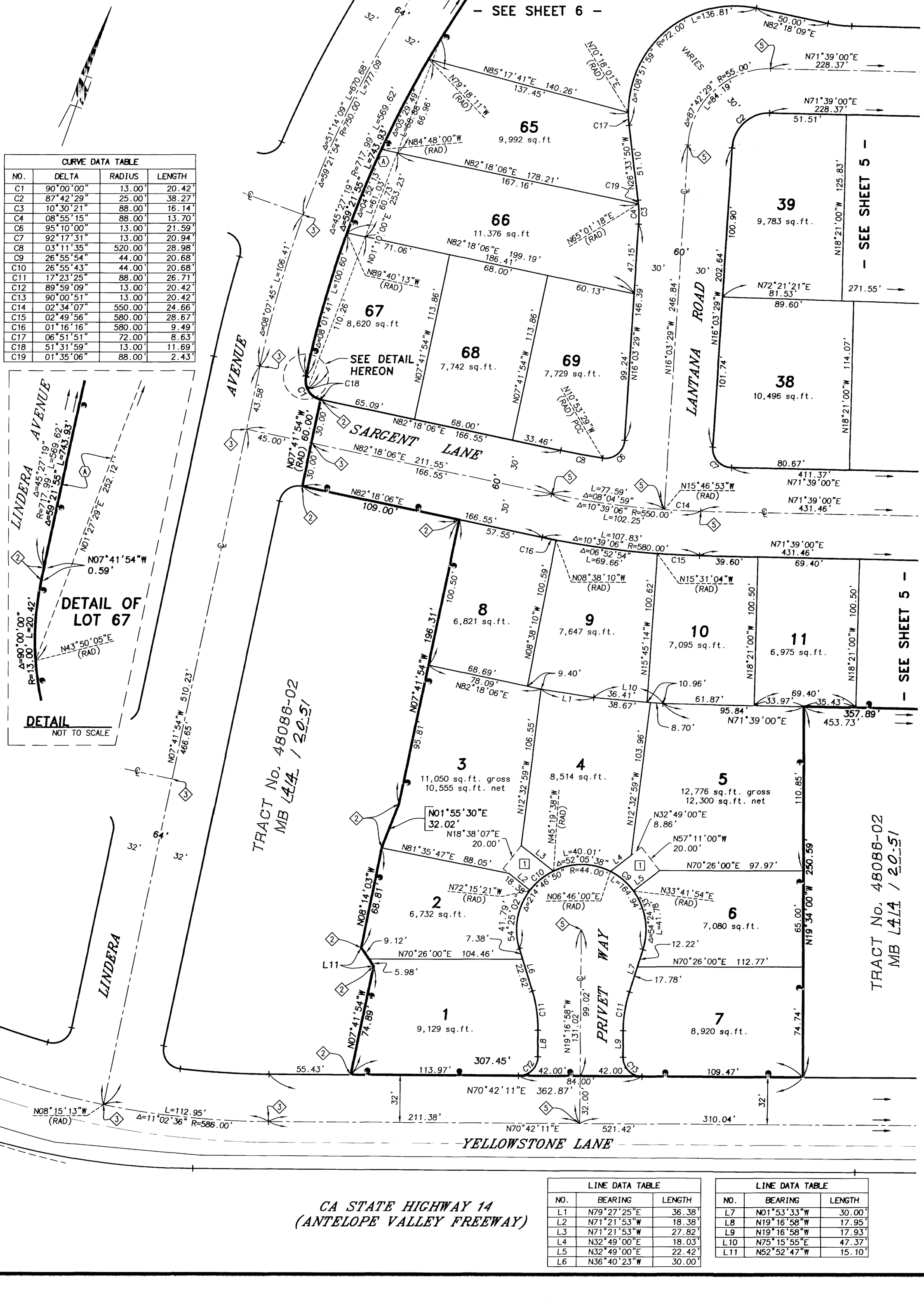
(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

[1] INDICATES PRIVATE DRIVEWAY AND FIRE LANE.

EASEMENT LEGEND:

(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	90°00'00"	13.00'	20.42'
C2	87°42'29"	25.00'	38.27'
C3	10°30'21"	88.00'	16.14'
C4	08°55'15"	88.00'	13.70'
C6	95°10'00"	13.00'	21.59'
C7	92°17'31"	13.00'	20.94'
C8	03°11'35"	520.00'	28.98'
C9	26°55'54"	44.00'	20.68'
C10	26°55'43"	44.00'	20.68'
C11	17°23'25"	88.00'	26.71'
C12	89°59'09"	13.00'	20.42'
C13	90°00'51"	13.00'	20.42'
C14	02°34'07"	550.00'	24.66'
C15	02°49'56"	580.00'	28.67'
C16	01°16'16"	580.00'	9.49'
C17	06°51'51"	72.00'	8.63'
C18	51°31'59"	13.00'	11.69'
C19	01°35'06"	88.00'	2.43'



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N79°27'25"E	36.38'
L2	N71°21'53"W	18.38'
L3	N71°21'53"W	27.82'
L4	N32°49'00"E	18.03'
L5	N32°49'00"E	22.42'
L6	N36°40'23"W	30.00'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L7	N01°53'33"W	30.00'
L8	N19°16'58"W	17.95'
L9	N19°16'58"W	17.93'
L10	N75°15'55"E	47.37'
L11	N52°52'47"W	15.10'

1414/56

BOOK 1414 PAGE 56

SCALE: 1" = 40'

SHEET 5 OF 13 SHEETS

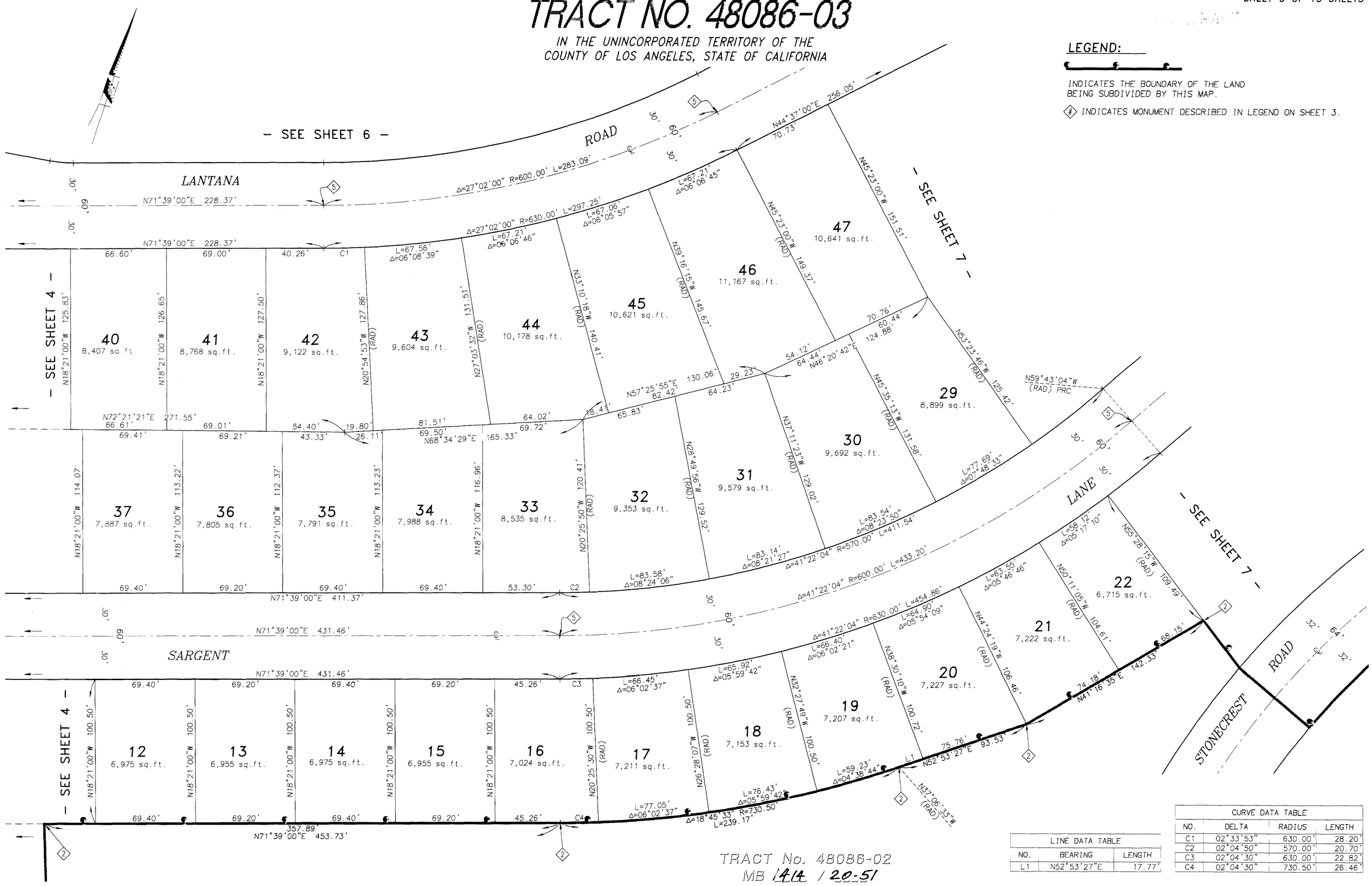
TRACT NO. 48086-03

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.



TRACT No. 48086-02
MB 1414 / 20-51

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N52°53'27"E	17.77'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	02°33'53"	630.00'	28.20'
C2	02°04'50"	570.00'	20.70'
C3	02°04'30"	630.00'	22.82'
C4	02°04'30"	730.50'	26.46'

1414/56

SCALE: 1" = 40'

TRACT NO. 48086-03

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	16°53'33"	72.00'	21.23'
C2	00°44'12"	570.00'	7.33'
C3	00°46'51"	570.00'	7.77'
C4	10°39'09"	88.00'	16.36'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N44°37'00"E	256.16'
L2	N44°37'00"E	199.92'

TRACT No. 48086-02
MB 1414 / 20-51

TRACT No. 48086-02
MB ____ / ____

LINDERA AVENUE

LANTANA ROAD

Δ=51°14'09" L=670.68' R=750.00' L=777.09'
Δ=59°21'54"
Δ=09°49'39" L=123.15'
Δ=45°27'18" R=718.00' L=569.62'
Δ=09°34'35" L=120.01'
Δ=07°39'21" L=95.94'
Δ=41°50'43" L=136.81'
Δ=43°15'51" Δ=108°51'59" R=72.00' L=54.37'
Δ=87°42'29" R=55.00' L=84.19'
Δ=27°02'00" R=570.00' L=268.94'
Δ=08°41'57" L=86.54'
Δ=08°29'23" L=84.46'
Δ=08°19'37" L=82.84'

N59°53'57"W (RAD)
N52°14'36"W (RAD)
N37°29'34"W 105.94'
N63°39'41"E 232.40'
69.67'
67.46'
71.29'
38.21'
23.98'
61.11'
60.38'
70.65'
N55°10'05"E 368.52'
N45°23'00"W 140.29'
N44°38'48"W (RAD) 153.19'
N36°19'11"W (RAD) 159.15'
N27°49'49"W (RAD) 156.19'
N19°07'51"W (RAD)
N18°21'00"W 147.61'
N18°21'00"W 137.76'
N18°21'00"W 128.08'
N18°21'00"W 115.55'
N36°36'01"W 156.42'
N24°35'24"W (RAD)
N69°43'37"W (RAD)
N65°03'39"W 120.84'
N66°26'11"W (RAD)
N85°17'41"E 140.26'
N79°18'11"W (RAD)
N70°18'01"E (RAD)
N82°18'09"E 50.00'
N71°39'00"E 173.68'
N71°39'00"E 228.37'

41.16' 8.84' 41.85' 69.00' 62.83'
64.09'
L1
L2
C1
C2
C3
C4
VARIES
(RAD)

62 15,597 sq.ft.
63 11,458 sq.ft.
64 10,861 sq.ft. 10,843 sq.ft. net
61 8,214 sq.ft.
60 9,171 sq.ft.
59 10,075 sq.ft.
58 11,217 sq.ft.
57 11,520 sq.ft.
56 11,208 sq.ft.
55 10,343 sq.ft.

32' 64' 32'
30' 60' 30'

– SEE SHEET 4 –

– SEE SHEET 5 –

– SEE SHEET 7 –

1414/58

BOOK 1414 PAGE 58

SCALE: 1" = 40'

SHEET 7 OF 13 SHEETS

TRACT NO. 48086-03

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	10°39'09"	88.00'	16.36'
C2	10°39'09"	88.00'	16.36'
C3	85°13'36"	13.00'	19.34'
C4	84°04'03"	25.00'	36.68'
C5	87°21'18"	13.00'	19.82'
C6	92°48'46"	13.00'	21.06'
C7	90°15'59"	13.00'	20.48'
C8	00°45'59"	1430.00'	19.13'
C9	00°35'45"	1370.00'	14.25'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N33°57'51"E	5.57'

– SEE SHEET 6 –

– SEE SHEET 8 –

– SEE SHEET 5 –

TRACT No. 48086-02
1414 MB 20-51

N55°10'05"E 368.52'
71.20'
66.96'
N43°00'14"E 122.80'
60.02'
62.78'
N80°14'34"E 84.17'
N37°46'57"E 105.46'
N42°14'10"E 221.45'

54
9,363 sq.ft.
53
7,972 sq.ft.
52
6,695 sq.ft.
51
13,590 sq.ft.

N45°23'00"W 140.29'
N45°23'00"W 127.26'
N45°23'00"W 114.97'
N45°23'00"W 106.92'
N45°23'00"W 54.82'

70.00'
65.83'
C1
44.50'
50.07'
N33°57'51"E
L1
L=84.30'
Δ=67°04'53"
Δ=105°22'21" R=72.00'
N11°04'01"E 62.87'
N44°37'00"E 199.92'

LANTANA STREET

30'
60'
30'
N44°37'00"E 256.16'
Δ=84°04'03"
R=55.00'
L=80.70'
Δ=38°17'28"
R=72.00'
L=48.12'
L=132.41'

N44°37'00"E 256.05'
70.08'
67.65'
47.60'
C4
50.07'
N40°39'48"W
C2

48
10,367 sq.ft.
49
9,533 sq.ft.
50
10,167 sq.ft.

N45°23'00"W 151.51'
N45°23'00"W 144.37'
N45°23'00"W 137.49'
107.13'
199.45'
N51°18'57"W 241.11'
N51°18'57"W 209.48'

N38°48'09"E 222.19'
68.00'
84.08'
70.44'
92.32'
N51°18'57"W 199.45'

WAY
MYRTUS
30'
60'
30'
N51°18'57"W 352.79'
450.59'

28
9,306 sq.ft.
27
7,399 sq.ft.
26
8,443 sq.ft.

N53°23'46"W 125.42'
N58°57'05"W 117.82'
N56°26'39"W 110.12'
N59°43'04"W (RAD)
PRC
C8
C5
L=62.89'
R=570.00'
Δ=06°19'18"
Δ=02°30'26"
R=1430.00'
L=62.58'
Δ=02°29'00"
R=1430.00'
L=61.98'
Δ=05°45'25" R=1430.00' L=143.68'
Δ=41°22'04" R=570.00' L=411.54'
Δ=07°26'12" R=1400.00' L=181.71'

129
8.57 ACRES

SCHOOL SITE

30'
60'
Δ=41°22'04" R=600.00' L=433.20'
SARGENT
LANE
C6
Δ=41°22'04" R=630.00' L=454.86'
Δ=04°14'49"
L=46.70'
C9
Δ=05°35'21" R=1370.00' L=133.64'
Δ=02°30'36"
L=60.02'
Δ=02°29'00"
L=59.38'

23
9,094 sq.ft.
24
8,537 sq.ft.
25
9,431 sq.ft.

N55°28'15"W 109.49'
N55°28'15"W (RAD)
N55°28'15"W 150.62'
N56°38'05"W 142.97'
N56°38'05"W 142.19'
N51°18'57"W 118.14'
N51°18'57"W 209.48'
N67°55'15"W (RAD)
L=64.65'
Δ=06°21'52"
L=60.06'
Δ=05°54'46"
L=46.67'
Δ=04°35'39"
Δ=16°52'17" R=582.00' L=171.38'
C7
C3
N43°27'27"E 403.34'

ROAD
64'
32'
32'
N43°27'27"E 442.73'
N43°27'27"E 442.73'
41.13'
32.00'
64.00'
N67°55'15"W (RAD)
STONECREST
Δ=21°22'42" R=550.00' L=205.22'
Δ=21°22'42" R=518.00' L=193.28'

TRACT No. 48086-02
MB 1414 / 20-51

1414/59

BOOK 1414 PAGE 59

SCALE: 1" = 40'

SHEET 8 OF 13 SHEETS

TRACT NO. 48086-03

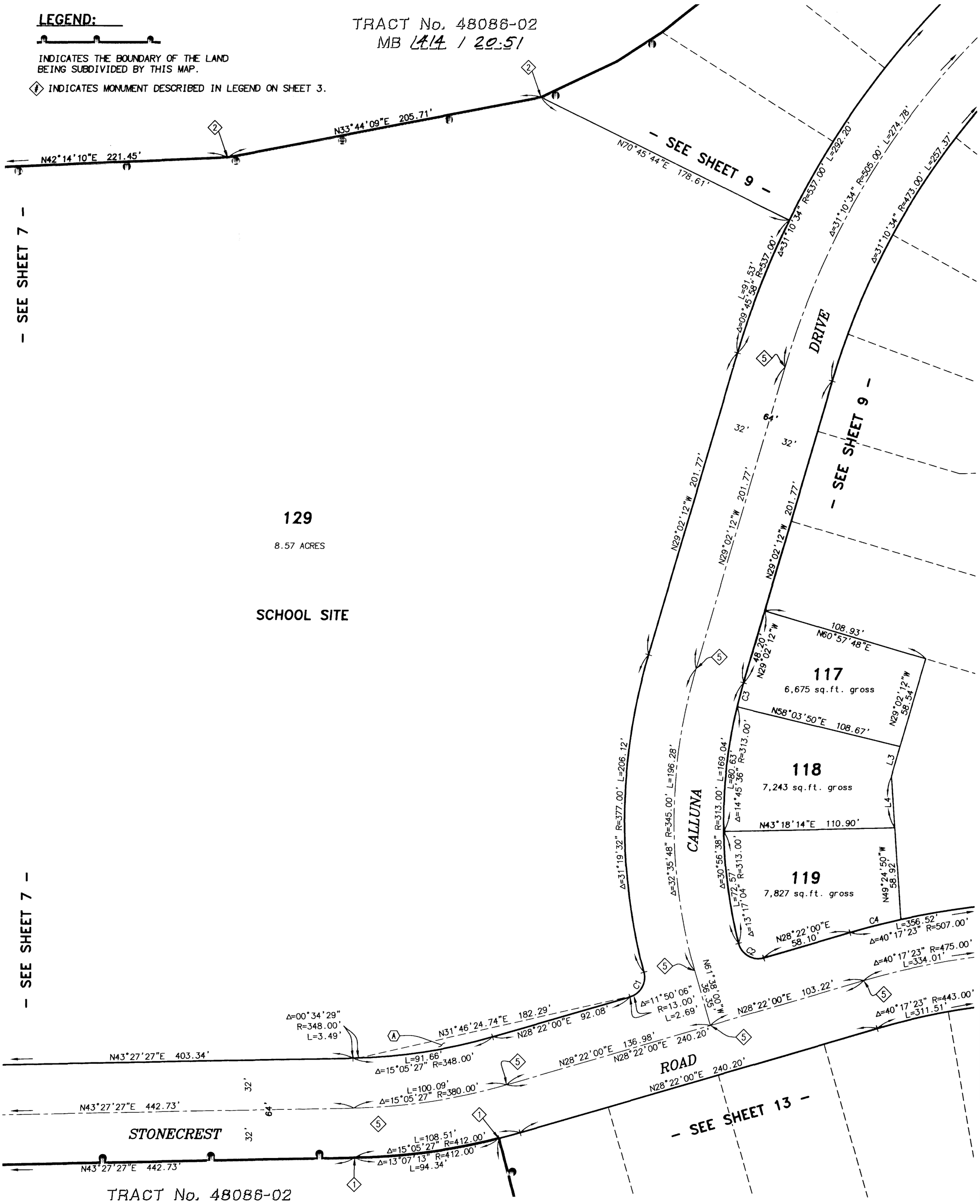
IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

◇# INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

TRACT No. 48086-02
MB 1414 / 20-51



TRACT No. 48086-02
MB 1414 / 20-51

EASEMENT LEGEND:

(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L3	N29°02'12"W	20.03'
L4	N49°24'50"W	33.01'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	88°43'44"	13.00'	20.13'
C2	91°37'32"	13.00'	20.79'
C3	02°53'58"	313.00'	15.84'
C4	03°50'59"	507.00'	34.07'

SCALE: 1" = 40'

TRACT NO. 48086-03

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

TRACT No. 48086-02
MB 1414 / 20-51

EASEMENT LEGEND:

(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.

(B) 10 FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE HOA TO BE RESERVED BY SEPARATE DOCUMENT.

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N06°18'09"E	24.77'
L2	N11°52'09"E	34.50'
L3	N44°42'21"W	5.00'
L4	N46°22'32"W	10.00'
L5	N58°59'29"W	15.00'
L6	N12°45'23"W	65.69'
L7	N16°19'16"W	95.84'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	Δ=00°34'13"	518.00'	5.16'
C2	Δ=03°51'19"	473.00'	31.83'
C3	Δ=02°53'59"	537.00'	27.18'
C4	Δ=16°16'54"	318.00'	90.37'
C5	Δ=07°58'45"	318.00'	44.29'
C6	Δ=00°28'58"	473.00'	3.99'
C7	Δ=02°38'06"	473.00'	21.75'

- SEE SHEET 10 -

- SEE SHEET 10 -

- SEE SHEET 8 -

- SEE SHEET 13 -

SEE DETAIL HEREON

74
8,056 sq.ft.

73
7,105 sq.ft.

72
6,731 sq.ft.

71
7,700 sq.ft.

70
10,040 sq.ft.

110
24,597 sq.ft. gross
23,604 sq.ft. net

111
15,017 sq.ft.

112
14,623 sq.ft.

113
12,829 sq.ft.

114
10,928 sq.ft.

115
12,612 sq.ft.

116
14,506 sq.ft.

117

118

120
10,546 sq.ft.

121
39,810 sq.ft.

CALLUNA DRIVE

STONECREST ROAD

DETAIL
NOT TO SCALE

DETAIL LOT 74

DETAIL LOT 73

1414/61

BOOK 1414 PAGE 61

SCALE: 1" = 40'

TRACT NO. 48086-03

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 10 OF 13 SHEETS

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N42°41'00"E	11.33'
L3	N71°03'21"E	21.00'
L4	N83°30'56"W	22.00'
L5	N78°12'10"W	20.00'
L6	N58°59'29"W	15.00'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	87°58'17"	13.00'	19.96'
C2	80°14'27"	13.00'	18.21'
C5	02°04'49"	350.00'	12.71'
C6	00°35'49"	480.00'	5.00'

– SEE SHEET 11 –

– SEE SHEET 11 –

TRACT No. 48086-02
MB 1414 / 20-21

CALLUNA DRIVE

ANISE AVENUE

79 — 15,682 sq.ft.
80 — 16,123 sq.ft.
81 — 13,044 sq.ft.
82 — 12,648 sq.ft.
83 — 13,711 sq.ft.
75 — 8,454 sq.ft.
76 — 8,985 sq.ft.
77 — 9,365 sq.ft
78 — 9,192 sq.ft.
104 — 29,945 sq.ft.
105 — 31,876 sq.ft.
106 — 16,310 sq.ft.
107 — 13,753 sq.ft.
108 — 26,229 sq.ft.
109 — 24,769 sq.ft.

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

EASEMENT LEGEND:

(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.

(B) 5 FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE HOA TO BE RESERVED BY SEPARATE DOCUMENT.

– SEE SHEET 9 –

– SEE SHEET 9 –

1414/62

BOOK 1414 PAGE 102

SCALE: 1" = 40'

SHEET 11 OF 13 SHEETS

TRACT NO. 48086-03

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

[1] INDICATES PRIVATE DRIVEWAY AND FIRE LANE.

EASEMENT LEGEND:

(B) 10 FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE HOA TO BE RESERVED BY SEPARATE DOCUMENT.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L2	N77°56'19"W	31.90'
L4	N83°39'21"E	32.05'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	83°14'30"	13.00'	18.89'
C2	03°46'04"	88.00'	5.79'
C3	86°13'59"	13.00'	19.57'
C5	53°41'08"	30.50'	28.58'
C6	04°49'39"	281.15'	23.69'
C7	09°04'17"	127.37'	20.17'
C8	70°03'56"	33.86'	41.40'
C9	05°10'26"	379.00'	34.22'
C10	02°15'34"	379.00'	14.95'
C11	37°35'25"	44.00'	28.87'
C12	52°05'14"	44.00'	40.00'
C13	26°02'36"	44.00'	20.00'
C14	19°31'58"	44.00'	15.00'
C15	67°45'34"	44.00'	52.04'
C16	05°17'14"	44.00'	4.06'
C17	06°43'22"	430.00'	50.45'
C18	04°26'45"	430.00'	33.37'
C19	05°13'03"	420.00'	38.25'
C20	04°36'24"	480.00'	38.59'

100' EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY PER D1238-1587, O.R.

130 23,722 sq.ft. TO L.A.C.F.C.D. FOR DEBRIS BASIN

92 8,581 sq.ft

91 7,496 sq.ft

90 8,572 sq.ft

89 8,354 sq.ft

88 12,640 sq.ft. gross 11,940 sq.ft. net

87 8,485 sq.ft.

86 7,721 sq.ft

85 7,823 sq.ft.

84 9,408 sq.ft.

99 14,035 sq.ft.

100 13,750 sq.ft.

101 15,142 sq.ft.

102 22,423 sq.ft. gross 21,220 sq.ft. net

103 29,628 sq.ft.

ANISE AVENUE

CAFFRA PLACE

– SEE SHEET 12 –

– SEE SHEET 10 –

– SEE SHEET 10 –

TRACT No. 48086-02
MB 1414 / 20-51

1414/63

BOOK 1414 PAGE 63

SCALE: 1" = 40'

SHEET 12 OF 13 SHEETS

TRACT NO. 48086-03

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N09°33'11"W	13.43'
L2	N39°40'56"W	21.21'
L4	N68°18'35"W	47.32'
L5	N77°56'19"W	31.90'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	83°14'30"	13.00'	18.89'
C2	53°41'08"	30.50'	28.58'
C3	04°49'39"	281.15'	23.69'
C4	09°04'17"	127.37'	20.17'
C5	70°03'56"	33.86'	41.40'
C7	11°03'49"	370.00'	71.45'
C8	00°18'29"	930.00'	5.00'
C9	04°21'48"	930.00'	70.82'

TRACT No. 48086-02
MB 414 / 20-51

100' EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY PER D1238-1587, O.R.

N68°26'58"E 650.01'

152.58'

N21°33'02"W 32.70'

– SEE SHEET 11 –

N32°09'23"E 413.08'

272.41'

83.01'

N18°27'04"E

N57°05'26"W (RAD)

N23°43'15"W (RAD) PRC

93
34,078 sq.ft. gross
33,577 sq.ft net

94
12,750 sq.ft. gross

95
10,383 sq.ft. gross

131
17,644 sq.ft. gross
TO L.A.C.F.C.D.
FOR DEBRIS BASIN

N34°24'23"E 56.60'

53.17'

N80°26'49"E 66.52'

57.66'

N34°24'23"E 3.80'

N62°20'02"W 54.03'

L=70.47' R=41.50' Δ=97°17'47"

N55°02'15"W (RAD) 1.90'

N54°57'52"W 60.00'

N45°13'06"W 146.22'

N45°13'06"W 167.33'

N45°13'06"W 177.95'

N40°26'45"W (RAD)

N45°47'09"W (RAD)

N49°44'31"W (RAD)

L=81.09' Δ=05°20'24"

L=60.07' Δ=03°57'22"

L=80.41' Δ=05°17'44"

Δ=16°43'30" L=253.96'

Δ=31°19'00" R=870.00' L=475.52'

Δ=31°18'43" R=900.00' L=491.85'

Δ=14°09'46" L=229.88'

AVENUE

Δ=31°18'28" R=930.00' L=508.17'

Δ=16°50'14" L=273.29'

Δ=35°00'42" L=262.76'

Δ=48°47'29" R=430.00' L=366.17'

Δ=54°13'04" L=378.51'

Δ=70°50'39" R=400.00' L=494.59'

Δ=70°50'39" R=370.00' L=457.49'

Δ=13°36'37" L=87.89'

ANISE

N00°46'00"E (RAD)

N80°45'30"W (RAD) C5

N10°41'34"W (RAD)

N01°37'17"W (RAD)

N06°26'56"W (RAD)

N69°08'04"W (RAD) C2

Δ=09°15'21" R=433.00' L=69.95'

Δ=17°23'47" L=115.07' R=379.00'

Δ=18°43'41" L=114.40' N10°43'47"E (RAD) R=350.00'

Δ=16°37'35" L=116.07'

N72°30'43"W (RAD)

CAFFRA PLACE

SEE DETAIL HEREON

97
14,873 sq.ft.

98
14,740 sq.ft

96
60,609 sq.ft gross
59,209 sq.ft net

N48°23'40"W (RAD) 254.46'

N34°47'04"W (RAD) 258.22'

N26°22'49"W 258.50'

N24°01'42"W (RAD)

N24°38'41"W (RAD)

N26°22'49"W 92.69'

N28°32'43"W 55.00'

N61°27'17"E 5.00'

N68°18'35"W 43.49'

N21°41'25"E 10.00'

N40°51'56"W (RAD)

N1°50'26"W 120.04'

N51°22'56"E 85.13'

N03°40'00"W 146.92'

N63°10'00"E 102.80'

N55°02'04"E 104.49'

27.19'

38.49'

64.31'

50.18'

N56°18'15"E

– SEE SHEET 11 –

EASEMENT LEGEND:

(B) EASEMENT FOR STORM DRAIN PURPOSES TO THE HOA TO BE RESERVED BY SEPARATE DOCUMENT.

(C) EASEMENT TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR STORM DRAIN PURPOSES.

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

◉ INDICATES S, T & W STAMPED "PLS 7553" TO BE SET.

④ INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

DETAIL OF LOT 130

Δ=09°04'17" R=127.37' L=20.17'

N03°35'53"W (RAD)

Δ=06°45'06" L=15.01'

N06°40'00"W 4.87'

Δ=01°58'36" L=4.39'

N06°40'00"W 4.95'

Δ=15°20'16" R=97.50' L=26.10'

15'

Δ=21°23'51" R=82.50' L=30.81'

DETAIL OF LOT 93

L=17.75' Δ=02°41'00"

L=13.19' Δ=01°59'36"

Δ=17°23'47" R=379.00' L=115.07'

CAFFRA PLACE

N08°44'11"E (RAD) R=379.00'

N61°56'03"E (RAD) R="C6"

DETAIL
NOT TO SCALE

1414/64

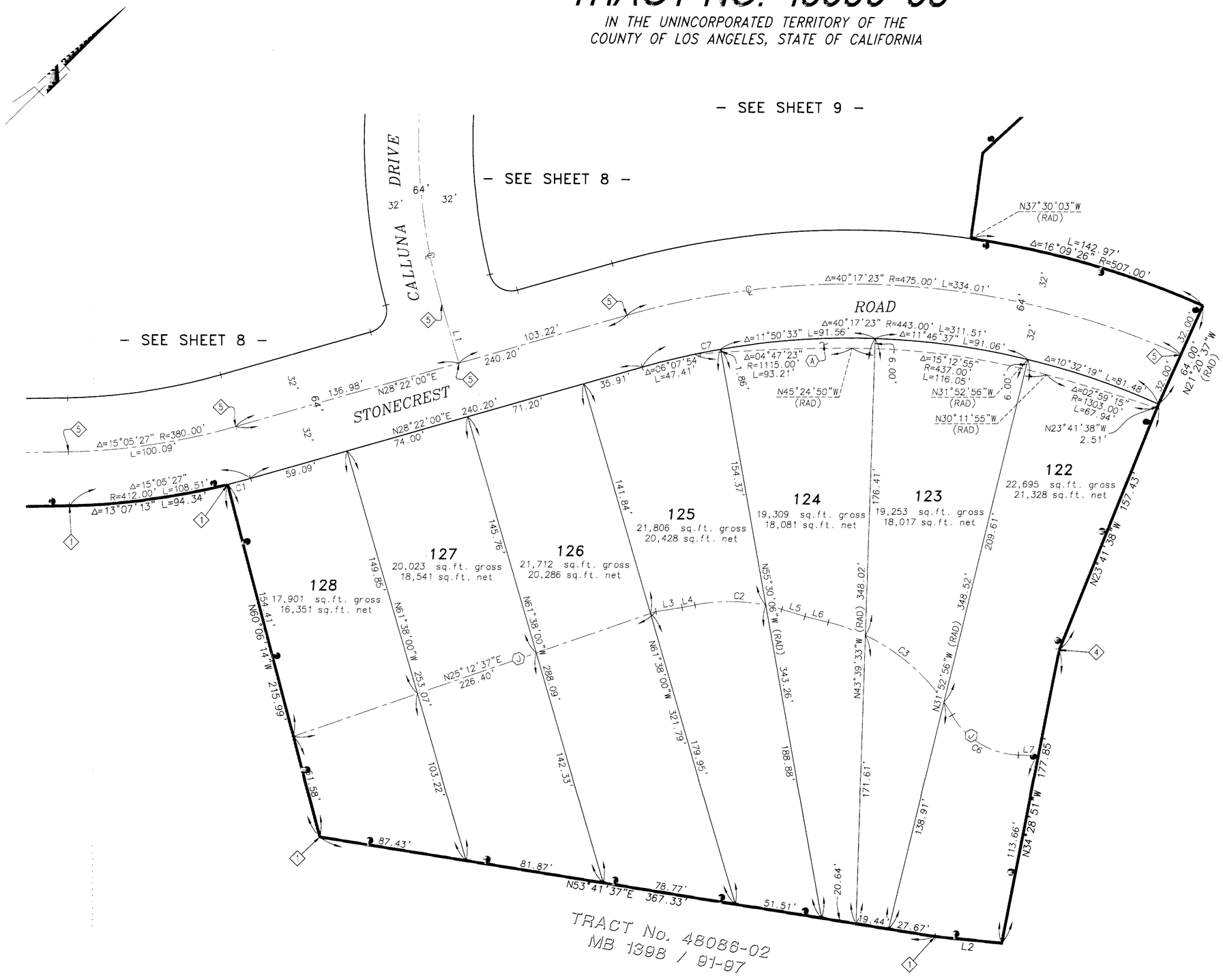
BOOK 1414 PAGE 64

SCALE: 1" = 40'

SHEET 13 OF 13 SHEETS

TRACT NO. 48086-03

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	01°58'14"	412.00'	14.17'
C2	28°32'54"	104.00'	51.82'
C3	46°27'01"	116.00'	94.04'
C6	58°11'30"	47.00'	47.73'
C7	02°02'39"	443.00'	15.81'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N61°38'00"W	32.00'
L2	N50°12'40"E	39.45'
L3	N35°36'48"E	15.52'
L4	N33°08'22"E	7.79'
L5	N61°41'16"E	14.22'
L6	N58°17'54"E	14.25'
L7	N46°33'25"E	11.66'

EASEMENT LEGEND:

(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.

(J) CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES.

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. 96-044-(5)

CONDITIONAL USE PERMIT ("CUP") MODIFICATION NO. RPPL2019002028

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Hearing Officer ("Hearing Officer") conducted a duly-noticed public hearing in the matter of Conditional Use Permit ("CUP") Modification to RPPL2019002028 ("CUP Mod") on October 22, 2024, after it was continued without opening the public hearing on August 27, 2024.

2. **HEARING PROCEEDINGS.** On October 22, 2024, the Hearing Officer heard a presentation from LA County Planning staff and testimony from the Permittee, the Mountains Recreation and Conservation Authority ("MRCA"), and a member of the public. The Permittee, Patrick Parker, testified that there are still lots of things left to do to build the Project and said they are happy to accept the modified conditions which ensures that they build what was approved. The Permittee further testified that the CC&Rs will ensure the open space remains intact and stated the Project remains largely unchanged from earlier approvals, apart from water and sewer piping within reason. Lynne Plambeck testified that she worked with the Permittee to negotiate the conditions that were added to the Fourth Amendment to the Vesting Tentative Tract Map 48086 ("TR48086") and didn't understand why the CUP conditions were being changed now. The testifier also said it was unclear which Addendum applies to the Project and that an older Addendum contained in the hearing package says there are no new issues. The testifier expressed concern that some of the conditions, such as those concerning native plants, don't match what was negotiated; there is not enough water to supply the Project; and the sewer lift may not have been upgraded. The testifier also expressed disbelief that the Project is still active after all this time. Paul Edelman spoke on behalf of MRCA to express concern with whether the Project would meet LID requirements, share its preference for public management of the Project's open space supported with permanent funding, and said a lot of work went into securing the wildlife corridor across the Project open space. In rebuttal, the Permittee provided assurances that applicable mitigation measures were satisfied leading up to recording the final map, that separate environmental permits were obtained, that the Project's open space would be funded, and that the modified conditions require indigenous and native plantings. Staff confirmed that the Modification to CUP Conditions would be recorded. The Hearing Officer closed the public hearing and approved the Project.

3. **MODIFICATIONS.** The permittee, Spring Canyon Recovery Acquisition LLC ("permittee"), requests a CUP Mod to authorize the modification of 12 conditions of CUP No. 96-044-(5) ("original CUP"), including Condition Nos. 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45 ("Project"); the original CUP was approved by the County Board

of Supervisors ("Board") on August 3, 2004. The original CUP authorized a density-controlled development within a Hillside Management Area.

4. **RELATED ENTITLEMENTS.** TR48086 is a related entitlement, and was approved together with the original CUP by the Board on August 3, 2004, to create 542 single-family lots, a fire station site, a sheriff substation site, two park lots and three open space lots on 548.1 gross acres. TR 48086 was amended four times: 2007, 2011, 2012, and 2019.

5. **LOCATION.** The Project is located north of the Antelope Valley (SR-14) Freeway and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon, in the Soledad Zoned District in the Santa Clarita Valley Planning Area in the unincorporated community of Santa Clarita Valley ("Project Site").

6. **LAND USE DESIGNATION.** The Project Site is located within the H2 (Residential 2 – 2 Dwelling Units per Acre) land use category of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.

7. **ZONING.** The Project Site is currently zoned R-1-6,000 (Single-Family Residence - 6,000 Square Feet Minimum Required Lot Area), R-1-7,000 (Single-Family Residence - 7,000 Square Feet Minimum Required Lot Area), R-1-8,000 (Single-Family Residence - 8,000 Square Feet Minimum Required Lot Area), R-1-10,000 (Single-Family Residence - 10,000 Square Feet Minimum Required Lot Area), R-1-15,000 (Single-Family Residence - 15,000 Square Feet Minimum Required Lot Area), R-1-20,000 (Single-Family Residence - 20,000 Square Feet Minimum Required Lot Area), and A-2 (Heavy Agricultural).

8. **PROJECT AND SITE PLAN DESCRIPTION.**

   A. Existing Site Conditions
   The Project Site is 548.1 gross acres in size and consists of 514 legal lots, created when the final map phases for the Project were recorded (TR48086, TR48086-1, TR48086-2, TR48086-3). The Project Site is irregular in shape with sloping topography and is undeveloped.

   B. Site Access
   The Project Site is accessed from Yellowstone Road, a 64-foot-wide public road.

   C. Fourth Amendment to TR 48086 ("Fourth Amendment")
   The Fourth Amendment, approved by the Board on June 25, 2019, adjusted the sequencing of compliance with conditions of approval and mitigation measures related to grading, road, infrastructure, and parks and trail improvements, as well as landscaping installation. The Fourth Amendment also clarified which parties are responsible for implementation of mitigation measures and added conditions to address climate change considerations. Further, Condition No. 20 of the Fourth Amendment to TR 48086 requires the filing of a CUP Mod to ensure consistency

between the Conditions of Approval for the Fourth Amendment and the original CUP:

- **Fourth Amendment Condition 20**

  All Vesting Map conditions not amended by this Amendment map and all conditions of previously approved CUP and Oak Tree Permit Nos. 96-044-(5) apply, except where modified herein, or as will be required to be modified through the CUP Modification process, County Code Section 22.236, to ensure that the related CUP No. 96-044-(5) is consistent with the conditions of approval for this Amendment. The modification will capture changes with respect to earth material export and will ensure the timing of the conditions of approval of both the CUP and Amendment are consistent and will be required prior to issuance of grading and/or building permits. Subdivider must file for the CUP Modification prior to final map recordation.

D. Modifications to the Original CUP

The permittee is proposing to modify 12 conditions of approval, as required by Condition No. 20 of the Fourth Amendment, detailed in the table below: Condition Nos. 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45.

Current Language	Proposed Modification
Condition No. 1	
This grant authorizes the use of the subject property for 542 single-family lots, one public facility fire station lot, one public facility sheriff sub-station lot, two park lots, and three open space lots in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A" subject to all of the following conditions of approval.	This grant permits the use of the subject property for 492 single-family lots, a fire station lot, a Sheriff sub-station lot, 3 private park lots, 3 open space lots dedicated to the public, 12 debris basin lots, and a public school lot in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A' (Amendment Map), dated August 14, 2018, subject to all the following conditions of approval.
Condition No. 8	
The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project, are	The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project, and the Addendum to the Final Environmental Impact Report associated with Environmental Assessment

incorporated by this reference and made conditions of this permit. The permittee shall comply with the attached Mitigation Monitoring Program to the FEIR. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence: • Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits. • At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase; • Prior to occupancy clearances by the Department of Public Works; and, • Additional reports shall be submitted as required by the Director, the Forester, and/or Fire Warden.	No. RPPL2018004166, are incorporated by this reference and made conditions of this permit. The permittee shall comply with the Mitigation Monitoring Program to the FEIR, as amended by the Fourth Amendment to Vesting Tentative Tract Map No. 48086-(5). As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence; • Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits. • At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase; • Prior to occupancy clearances by the Department of Public Works; and Additional reports shall be submitted as required by the Director, and the Forester and/or Fire Warden.
Condition No. 15	
The subject property shall be graded, developed, and maintained in substantial	The subject property shall be graded, developed, and maintained in substantial compliance with the approved Fourth Amended Vesting Tentative Tract

compliance with the approved amended vesting tentative tract map and Exhibit "A" (dated 3/7/00), amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a revised Exhibit "A".	Map No. 48086-(5) and Exhibit "A" (dated August 14, 2018), showing total grading quantities of 7,237,000 cubic yards, with 5,287,000 of excavation and compaction, an additional 1,106,000 of alluvial removal and recompaction, stabilization fills of 402,000 cubic yards (cut/fill) and 442,000 (cut/fill) lot over-excavation, all balanced on-site. Future amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a Revised Exhibit "A".
Condition No. 17	
The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086 and Oak Tree Permit No. 96-044-(5).	The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086, including Vesting Tentative Tract Maps Amendments 1- 4, Conditional Use Permit No.96-044-(5), Oak Tree Permit No. 96-044-(5) and Oak Tree Permit No. 201300020. The Fourth Amendment to Vesting Tentative Tract Map 48086-(5) requires compliance with the following conditions of approval: <u>Prior To Issuance of A Certificate of Occupancy</u> • A conservation easement, to be held by an agency experienced in the management of undisturbed land, and to be approved by the Director, shall be placed on areas designated as open space and undisturbed areas of Lot Nos. 11-15, 33,39-44, 55-56, 509, and 513 on the tentative map. The conservation easement shall be filed, reviewed and approved by the Director prior to issuance of certificates of occupancy for the project. Upon recordation, the subject recorded conservation easements shall not be subordinate in title to any liens, or monetary obligations. Permittee shall provide a current title report for each easement parcel to the agency slated to hold the easements and shall be responsible for all costs related to the easement review and recordation, including title insurance. • Permittee shall transfer ownership of undeveloped, natural area depicted as open space to a public agency, or non-profit conservation organization, to the satisfaction of the Director, for perpetual maintenance of those

	portions of the open space and shall dedicate to the County the right to restrict any and all development on said lots. The final executed agreement shall include a reasonable endowment for maintenance as agreed upon by the public agency, or non-profit agency, or non-profit conservation organization and permittee, and must be to the satisfaction of the Director. • Permittee shall avoid using "V" ditches in the open space areas so as to allow wildlife crossing, to the satisfaction of Public Works and Regional Planning. <u>Prior To Issuance of Any Grading Permits</u> • Road widening improvements at the southern portion of the Project Site, adjacent to SR-14, shall include landscaping with indigenous/native plants that can connect and provide for wildlife passage between Spring Canyon Road 10-foot-high culvert and continue underneath Valley Canyon Road (proposed future Yellowstone Lane) to the southern natural, undisturbed slopes. • Landscaping with indigenous plants shall provide for wildlife passage east of the Stonecrest Road/Yellowstone Lane intersection. The intersection shall be configured with indigenous/native landscaping to guide wildlife on the riding-hiking-wildlife trail to the east and south across Soledad Canyon Road and out of the intersection. <u>Prior to Issuance of a Building Permit</u> • For Lot No. 514 (school site) the permittee shall coordinate with and notify the Sulphur Springs School District to prepare and submit preliminary improvement plans to the Public Works Traffic and Lighting Divisions (now Traffic, Safety and Mobility Division). • Permittee shall comply with County Code Section 21.32.200 by contributing its fair share for regional infrastructure improvements at SR-14 northbound ramps/Soledad Canyon Road and SR-14 southbound ramps north of Sand Canyon Road/Soledad Canyon Road to the satisfaction of Public Works. • Permittee shall contribute its fair share to the City of Santa Clarita to carry out improvements within

	the boundaries of the City's jurisdiction to the satisfaction of Public Works. • Permittee shall submit to Public Works detailed striping and signal plans consistent with the findings and recommendations from the Soledad Canyon Road Speed Advisory Study to the satisfaction of said department. • The bridge over Spring Canyon on Soledad Canyon Road (proposed future improvement/widening) shall be retained or reconstructed to the satisfaction of Regional Planning and Public Works. Bridge/street improvement plans, if implemented by the Permittee or by a separate agreed upon party, shall be reviewed and approved by the Director. • Prior to the issuance of the building permit for the 301st residential dwelling unit, the permittee shall submit evidence that a second means of access has been physically constructed to the satisfaction of Regional Planning, Public Works, and the Fire Department. <u>Prior To Issuance of A Certificate of Occupancy For Any Residential Lot</u> • Permittee shall construct and complete, or cause to be constructed and completed, the approved detailed striping and signal plans consistent with the findings and recommendations from the Soledad Canyon Road Speed Advisory Study to the satisfaction of Public Works.
Condition No. 19	
A maximum of 542 single-family residential units are permitted on the subject property.	A maximum of 492 single-family residential units are permitted on the subject property.
Condition No. 22	
The permittee shall provide in the Covenants, Conditions, and Restrictions, to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex	The permittee shall provide in the Covenants, Conditions, and Restrictions ("CC&R's"), to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine ("Cemex") south of the Antelope Valley Freeway (SR-14)with attendant resultant impacts, which are permitted to continue

Aggregate Mine ("Cemex") south of the Antelope Valley Freeway with attendant impacts, which are permitted to continue their operations in compliance with requirements of the County Code and any applicable permits.	their operations in compliance with requirements of the County Code and of any appliable permits. Prior to issuance of any Project building permit(s), Permittee shall establish a Homeowner's Association ("HOA") for the Project. CC&R's of the HOA shall be continuously maintained for the HOA. Where mitigation measures have provisions for buyers to receive information in escrow packages, the measures shall be recorded in the CC&R's.
Condition No. 23	
The Permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway, and proposed Cemex location south of the Antelope Valley Freeway.	The Permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway (SR-14), and proposed Cemex location south of the Antelope Valley Freeway (SR-14). In addition, the sales office shall have brochures available to highlight the benefits of the green initiatives featured at the Project Site and a brochure from the National Wildlife Federation to inform homebuyers of the Backyard Habitat Program.
Condition No. 24	
The Permittee shall submit a copy of the project's Covenants, Conditions, and Restrictions to the Director for review and approval prior to the recordation of the final map for Vesting Tentative Tract Map No. 48086.	The permittee shall submit a copy of the project's CC&R's to the Director for review and approval prior to the recordation of the final map for Vesting Amended Tentative Tract Map 48086. A copy of these Project conditions of approval shall be attached and included as conditions in the CC&R's provided to homeowners, and the CC&R's shall prohibit any such condition from being amended in any way, or eliminated, without prior approval from the Director.
Condition No. 36	
The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code.	The permittee shall utilize water-saving devices and technology as well as solar and electric efficiency technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code.

	Every residential dwelling unit within the Project Site shall be built with a solar panel system to generate electricity equivalent to 3 KwH. Permittee shall fund 25 electric vehicle ("EV") charging stations within the Project Site and/or the surrounding community for the public to access and use, and once funded, these charging stations shall be installed by a third-party electric car charging provider, such as ChargePointe or Blink. Every residential dwelling unit constructed within the Project Site shall feature a 220V outlet in the garage for future EV chargers. No community pool is currently planned in the community; however, if any community pool is built within the subdivision, it must be equipped with solar panels for heating. Every residential dwelling unit constructed within the project site shall feature a tankless on-demand water heater. Every residential dwelling unit constructed within the project site shall comply with current ordinances and State laws, including low water and water conservation. Every residential dwelling unit constructed within the project site shall be plumbed for an optional greywater system to recycle washing machine water or kitchen sink water for use in backyard landscaping. Every residential dwelling unit constructed within the project site shall feature a rainwater collection system to reduce landscape water use. All landscaping within the common space of the developed portion of the project site and in the front yards of each residential lot shall comply with the County Code and State laws, featuring drip irrigation with drought tolerant and/or native landscaping.
Condition No. 40	
The permittee shall, prior to issuance of the first single-family residential building permit, enter into a park development agreement with the Department of Parks and Recreation that	The permittee shall, prior to issuance of any building permit for the project, enter into a park development agreement with the Department of Parks and Recreation for development (1) an approximately 18-acre active park ("Active Park") and (2) a one-acre passive park ("Passive Park") as shown on an

provides for permittee's completion of (1) an approximately 18-acre active park ("Active Park") consisting of a total usable pad of approximately 4.6 acres, slopes, and parking area as depicted on an approved revised Exhibit "A", and (2) a one-acre passive park ("Passive Park") as shown on an approved revised Exhibit "A" all to the satisfaction of the Department of Parks and Recreation. The following improvements to the Active Park shall be completed prior to the issuance of the certificate of occupancy for the first single-family residential unit in the project: a. Improved youth soccer field; b. Recreational turf and landscaping; and c. Restroom facilities.	approved Revised Exhibit "A" all to the satisfaction of the Department of Parks and Recreation. Prior to the issuance of a building permit for the 213th residential dwelling unit, permittee shall complete, or cause complete construction of, the proposed active park; Pervious pavement shall be utilized in parking areas of the park and impervious pavement shall be eliminated wherever possible.
Condition No. 41	
The Passive Park shall be completed prior to the certificate of occupancy for the 100th single-family residential unit. The park development agreement shall provide that permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40 and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall otherwise bear the entire costs to complete such improvements.	The Passive Park shall be completed prior to the issuance of the certificate of occupancy for the 380th residential dwelling unit. The Permittee shall complete, or cause completion of, the proposed passive park. The park development agreement shall provide that the Permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40 and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall otherwise bear the entire costs to complete such improvements. Permittee shall pay the prevailing wage for park improvements. Permittee shall be eligible for a park obligation in-lieu fee credit for actual park improvement costs.
Condition No. 45	
All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan,	All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a Revised Exhibit "A", shall be

which may be incorporated into a revised plot plan, shall be submitted to and approved by the Director before issuance of a building permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. In addition to the review and approval of the Director, the landscaping plans will be reviewed by the staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department. 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. The landscaping plan shall be maintained in compliance with the approved grading plans. The landscaping plan must show that at least 50 percent of the area covered by landscaping will be locally indigenous species, including not only trees, but shrubs and ground covering as well. However, if the applicant can prove to the satisfaction of staff that a 50 percent or more locally indigenous species is not possible due to County fire safety requirements, then staff may determine that a lower percentage is required. In those areas where staff approves a reduction to less than 50 percent	submitted to and approved by the Director before issuance of a grading permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. In addition to the review and approval of the Director, the landscaping plans shall be reviewed by the staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department ("Fire Department"). Their review shall 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. The landscaping plan shall be maintained in compliance with the approved grading plans. A low wall made of fire-resistant material, to a maximum 42 inches in height, may be constructed at the proposed building pad boundaries between fuel modification Zones B and C. Zone C and beyond, shall have indigenous native plants to the satisfaction of the Fire Department. The landscaping plan must show all landscaping will be locally indigenous species, including not only trees but shrubs and ground cover as well. **Permitted Plantings.** Only trees, shrubs, and ground coverings indigenous to the local region may be used. Permittee shall plant indigenous/native vegetation in the open spaces, and on slopes, as long as it is outside of the fuel modification zones and 50 feet from structures. Existing native and non-native trees shall be mapped to the satisfaction of the Director, including holly-leaf cherry trees and California junipers. Holly-leaf cherry trees impacted by the Project shall be replaced and preserved in open space areas to the satisfaction of the Director. The Subdivider shall provide mitigation trees of eight to one (8:1) for each tree removed. Soil testing and land banking for the holly-leaf trees shall be accomplished prior to issuance of building permits, to the satisfaction of the Director.

locally indigenous vegetation, the amount of such planting required shall be at least 30 percent. The landscaping will include trees, shrubs, and ground covering at a mixture and density determined by staff and the Fire Department. Fire retardant plants should be given first consideration. **Permitted Plantings.** Trees, shrubs, and ground coverings indigenous to the local region may be used for the required 50 percent landscaping. Fire retardant and locally indigenous plants that may also be used for the required 50 percent of such landscaping can be found on the attached list (marked Exhibit "B") complied by the Los Angeles County Fire Department. This list may be amended as approved by staff. **Timing of Planting.** Prior to the issuance of building permits for any construction, the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within 6 months and expected growth during the subsequent 18 months. The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs, and ground coverings shall be completed within six months following occupancy. The approved landscaping plan shall set forth goals for the growth of new plants in order to	Mitigation trees shall be planted within one year of the holly-leaf cherry tree removals. Permittee shall inform the Director when such trees have been planted. Permittee or authorized party shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree to the satisfaction of the Director. The five-year maintenance period will begin upon notification from Permittee that such trees have been planted. The maintenance period of the trees failing to survive five years will start anew with different replacement trees. Active Park. Indigenous/native vegetation shall be required on all slopes outside of fuel modification zones, or 50 feet from structures. Revegetation of slopes in, adjoining, and adjacent to the active park shall be completed within five years of the active park's complete and final construction to aid with the success and visibility of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits. Passive Park. Indigenous/native vegetation shall be required on all slopes outside of fuel modification zones, or 50 feet from structures Revegetation of slopes in, adjoining and adjacent to the passive park's complete and final construction to aid with the success and viability of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits. **Timing of Planting.** Prior to the issuance of building permits for any construction, the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within 6 months and expected growth during the subsequent 18 months.

achieve established landscaping within 18 months following completion of the required planting. The permittee shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan. These requirements shall not apply to areas which have been previously landscaped and irrigated during other phases of development.	The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs, and ground coverings shall be completed within six months following occupancy. The approved landscaping plan shall set forth goals for the growth of new plants in order to achieve established landscaping within 18 months following completion of the required planting. The permittee shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan. These requirements shall not apply to areas which have been previously landscaped and irrigated during other phases of development.

9. **PUBLIC COMMENTS.** One Public Records Act request was received from the Santa Clarita Organization for Planning and the Environment (SCOPE) requesting specific project materials to be uploaded to the Project webpage. Two inquiries were received, one from the Agua Dulce Town Council and the other from Irma Briano, requesting information on the scope of the entitlement and the construction timeline.

10. **CEQA DETERMINATION.**

Addendum to the Certified Environmental Impact Report ("EIR")

Prior to the Hearing Officer's public hearing on the Project, an Addendum to the certified EIR 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. The Addendum concluded that the Project as proposed would not result in any new or increased environmental impacts beyond those which were analyzed in the EIR as there are no changes to subdivision design or scope of the proposed development. Further, there are no substantial changes to the circumstances under which the approved project was undertaken, and no new information pertaining to the subject property or impacts to the existing development have been discovered; therefore, additional environmental analysis was not required pursuant to Guidelines for CEQA Sections 15162 and 15164.

GENERAL PLAN CONSISTENCY FINDINGS

11. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan. The Project aligns conditions between the Project's Fourth Amendment and the original CUP. The Project does not alter the approved use or increase the number of approved residential units. Therefore, the Project continues to conform with the land use category, intended for the development of low-density residential neighborhoods that require urban services.

ZONING CODE CONSISTENCY FINDINGS

12. **DEVELOPMENT STANDARDS.** The Hearing Officer finds that the review of Project conformity with the development standards for the residential use in the R-1 (Single-Family Residence) and A-2 (Heavy Agricultural) zoning was conducted as part of the Fourth Amendment. The future residences will undergo a development standards conformance review prior to issuance of a building permit pursuant to County Code Chapters 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones) and 22.18 (Residential Zones). It should be noted that the CUP Mod does not propose any changes to the Project and all zoning requirements apply unless specifically modified by the original CUP.

CONDITIONAL USE PERMIT MODIFICATION FINDINGS

13. The Hearing Officer finds that the proposed use will be consistent with the adopted Area Plan for the area. The proposed CUP Mod has no bearing on the project's consistency with the General Plan as the use and number of units that were previously approved will not change.

14. The Hearing Officer finds that the requested use at the Project Site not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site; and jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. The Project does not introduce any new requirements, expand existing requirements, or eliminate any requirements. The Project only aligns conditions between two Project entitlements, the original CUP and the Fourth Amendment, for consistency.

15. The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22 of the County Code, or as is otherwise required to integrate said use with the uses in the surrounding area. The CUP Mod will have no bearing on the project's ability to comply with development standards and future review will be required prior to the issuance of any building permits.

16. The Hearing Officer finds that the Project Site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kid and quantity of traffic such use would generate; by the other public or private service facilities as are required. The CUP Mod will have no bearing on the project's access as the entitlement request itself does not propose any changes to the Project but seeks to align the existing original CUP

conditions of approval to the changes that were previously approved under the Fourth Amendment by the Board.

17. The Hearing Officer finds that the modified CUP will not materially deviate from the terms and conditions imposed in the original CUP. The original CUP conditions are inconsistent with the Fourth Amendment Condition related to project grading timing. Therefore, modifying the CUP condition language for consistency will not materially deviate from the terms and conditions that were previously imposed.

18. The Hearing Officer finds that the approval of the application is necessary to allow reasonable operation and use granted in the CUP. The CUP Mod is required per Condition No. 20 of the Fourth Amendment, approved by the Board on June 25, 2019. The Fourth Amendment adjusts the sequencing for compliance with the conditions of approval and mitigation measures, clarifies which parties are responsible for implementation of mitigation measures, and adds conditions to address climate change. The CUP Mod will align the original CUP conditions with the Fourth Amendment conditions that permit the various Project changes. The CUP Mod itself does not include any changes to the approved Project - only text changes to the conditions of approval for document consistency.

19. After consideration of the Addendum to the certified EIR, together with the comments received during the public review process, the Hearing Officer finds on the basis of the whole record before it that there is no substantial evidence that the Project with modified conditions will have a significant effect on the environment, and further finds that the Addendum reflects the independent judgment and analysis of the Hearing Officer. The request is consistent with the applicable General Plan and is insignificant in its impact on the environment. Further, the proposed CUP Mod, related to the sequencing for compliance with conditions of approval and mitigation measures related to grading, road, infrastructure, parks and trails improvements, landscaping installation, climate change, implementing timing, and responsible parties, aligns the original CUP conditions with the Fourth Amendment Conditions of Approval. No changes to subdivision design or the scope of the approved development are proposed.

20. The Hearing Officer finds that only the specific request for modification shall be considered by the Hearing Officer at the public hearing. All other project features and conditions shall remain as previously approved.

ENVIRONMENTAL FINDINGS

21. The Hearing Officer finds that an Addendum to the certified EIR 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. The Hearing Officer finds that the Project as proposed would not result in any new or increased environmental impacts beyond those which were analyzed in the EIR as

there are no changes to subdivision design or scope of the proposed development. Further, there are no substantial changes to the circumstances under which the approved project was undertaken, and no new information pertaining to the subject property or impacts to the existing development have been discovered; therefore, additional environmental analysis was not required pursuant to Guidelines for CEQA Sections 15162 and 15164.

ADMINISTRATIVE FINDINGS

22. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to Section 22.236.040 (Application and Review Procedures) of the County Code, Staff properly notified the community of the public hearing by mail and newspaper. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website. On July 25, 2024 and September 16, 2024, staff mailed Notices of Public Hearing out to all property owners as identified on the County Assessor's record within 1,000-foot radius from the Project Site. This mailing also included notices to those on the courtesy mailing list for the Soledad Zoned District and to any additional interested parties.

23. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

A. The Hearing Officer finds that the proposed use will be consistent with the adopted Area Plan for the area.

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

C. The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22 of the County Code, or as is otherwise required to integrate said use with the uses in the surrounding area.

D. The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kid and quantity of traffic such use would generate; by the other public or private service facilities as are required.

E. The Hearing Officer finds that the modified CUP will not materially deviate from the terms and conditions imposed in the previously approved CUP.

F. The Hearing Officer finds that the approval of the application is necessary to allow reasonable operation and use granted in the CUP.

G. The Hearing Officer finds that all conditions of the original CUP and subsequent CUP Mods shall continue to apply, unless specifically modified by this approval.

H. After consideration of the addendum to the EIR and the Final EIR itself, together with any comments received during the public review process, the Hearing Officer finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the CUP Modification will have a significant effect on the environment, finds the addendum reflects the independent judgment and analysis of the Hearing Officer, and approves the addendum.

THEREFORE, THE HEARING OFFICER:

1. Concludes the Addendum to the EIR for the Project was completed in compliance with CEQA and the State and County Guidelines related thereto.

2. Approves **CONDITIONAL USE PERMIT ("CUP") MODIFICATION NO. RPPL2019002028**, subject to the attached conditions.

ACTION DATE: October 22, 2024

JSH:EGA:MP

MODIFIED CONDITION ADDENDUM
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. 96-044-(5)
CONDITIONAL USE PERMIT ("CUP") MODIFICATION NO. RPPL2019002028

MODIFICATION OF CONDITION NUMBERS 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45 OF CUP NO. 96-044-(5)

Pursuant to Chapter 22.236 (Minor Modification Or Elimination Of Conditional Use Permit Conditions) of the County Code, and in conformance with the Hearing Officer approval action regarding modification to CUP No. 96-044-(5) on October 22, 2024, the following Conditions of Approval of originally approved Conditional Use Permit Number 96-044 is hereby modified, as follows:

Condition No. 1, which currently states:

> "This grant authorizes the use of the subject property for 542 single-family lots, one public facility fire station lot, one public facility sheriff sub-station lot, two park lots, and three open space lots in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A" subject to all of the following conditions of approval."

With the requested modification, Condition No. 1 will state:

> **This grant permits the use of the subject property for 492 single-family lots, a fire station lot, a Sheriff sub-station lot, 3 private park lots, and 3 open space lots dedicated to the public, 12 debris basin lots, and a public school lot in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A' (Amendment Map), dated August 14, 2018, subject to all the following conditions of approval."**

Condition No. 8, which currently states:

> "The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project, are incorporated by this reference and made conditions of this permit. The permittee shall comply with the attached Mitigation Monitoring Program to the FEIR. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence;
>
> - Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits.

- At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase;
- Prior to occupancy clearances by the Department of Public Works; and,
- Additional reports shall be submitted as required by the Director, the Forester, and/or Fire Warden.

With the requested modification, this Condition No. 8 will state:

"The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project, and the Addendum to the Final Environmental Impact Report associated with Environmental Assessment No. RPPL2018004166, are incorporated by this reference and made conditions of this permit. The permittee shall comply with the Mitigation Monitoring Program to the FEIR, as amended by the Fourth Amendment to Vesting Tentative Tract Map No. 48086-(5). As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence;

- **Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits.**
- **At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase;**
- **Prior to occupancy clearances by the Department of Public Works; and**
- **Additional reports shall be submitted as required by the Director, and the Forester and/or Fire Warden.**

Condition No. 15, currently states:

"The subject property shall be graded, developed, and maintained in substantial compliance with the approved amended vesting tentative tract map and Exhibit "A" (dated 3/7/00), amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a revised Exhibit "A".

With the requested modification, Condition No. 15 will state:

> **"The subject property shall be graded, developed, and maintained in substantial compliance with the approved Fourth Amended Vesting Tentative Tract Map No. 48086-(5) and Exhibit "A" (dated August 14, 2018), showing total grading quantities of 7,237,000 cubic yards, with 5,287,000 of excavation and compaction, an additional 1,106,000 of alluvial removal and recompaction, stabilization fills of 402,000 cubic yards (cut/fill) and 442,000 (cut/fill) lot over-excavation, all balanced on-site. Future amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a Revised Exhibit "A".**

Condition No. 17, which currently states:

> "The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086 and Oak Tree Permit No. 96-044-(5)."

With the requested modification, Condition No. 17 will state:

> **"The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086, including Vesting Tentative Tract Map Amendments 1-4, Conditional Use Permit No. 96-044-(5), Oak Tree Permit No. 96-044-(5), and Oak Tree Permit No. 201300020.**
>
> **The Fourth Amendment to Vesting Tentative Tract Map 48086-(5) requires compliance with the following conditions of approval:**
>
> **Prior To Issuance Of A Certificate of Occupancy**
>
> - **A conservation easement, to be held by an agency experienced in the management of undisturbed land, and to be approved by the Director, shall be placed on areas designated as open space and undisturbed areas of Lot Nos. 11-15, 33,39-44, 55-56, 509, and 513 on the tentative map. The conservation easement shall be filed, reviewed and approved by the Director prior to issuance of certificates of occupancy for the project. Upon recordation, the subject recorded conservation easements shall not be subordinate in title to any liens, or monetary obligations. Permittee shall provide a current title report for each easement parcel to the agency slated to hold the easements and shall be responsible for all costs related to the easement review and recordation, including title insurance.**
>
> - **Permittee shall transfer ownership of undeveloped, natural area depicted as open space to a public agency, or non-profit conservation organization, to the satisfaction of the Director, for perpetual maintenance of those portions of the open space and shall dedicate to**

the County the right to restrict any and all development on said lots. The final executed agreement shall include a reasonable endowment for maintenance as agreed upon by the public agency, or non-profit agency, or non-profit conservation organization and permittee, and must be to the satisfaction of the Director.

- **Permittee shall avoid using "V" ditches in the open space areas so as to allow wildlife crossing, to the satisfaction of Public Works and Regional Planning.**

Prior To Issuance Of Any Grading Permits

- **Road widening improvements at the southern portion of the Project Site, adjacent to SR-14, shall include landscaping with indigenous/native plants that can connect and provide for wildlife passage between Spring Canyon Road 10-foot-high culvert and continue underneath Valley Canyon Road (proposed future Yellowstone Lane) to the southern natural, undisturbed slopes.**

- **Landscaping with indigenous plants shall provide for wildlife passage east of the Stonecrest Road/Yellowstone Lane intersection. The intersection shall be configured with indigenous/native landscaping to guide wildlife on the riding□hiking-wildlife trail to the east and south across Soledad Canyon Road and out of the intersection.**

Prior to Issuance of a Building Permit

- **For Lot No. 514 (school site) permittee shall coordinate with and notify the Sulphur Springs School District to prepare and submit preliminary improvement plans to the Public Works Traffic and Lighting Divisions (now Traffic, Safety and Mobility Division).**

- **Permittee shall comply with County Code Section 21.32.200 by contributing its fair share for regional infrastructure improvements at SR-14 northbound ramps/Soledad Canyon Road and SR-14 southbound ramps north of Sand Canyon Road/Soledad Canyon Road to the satisfaction of Public Works.**

- **Permittee shall contribute its fair share to the City of Santa Clarita to carry out improvements within the boundaries of the City's jurisdiction to the satisfaction of Public Works.**

- **Permittee shall submit to Public Works detailed striping and signal plans consistent with the findings and recommendations from the Soledad Canyon Road Speed Advisory Study to the satisfaction of said department.**

- **The bridge over Spring Canyon on Soledad Canyon Road (proposed future improvement/widening) shall be retained or reconstructed to the satisfaction of Regional Planning and Public Works. Bridge/street improvement plans, if implemented by the Permittee or by a separate agreed upon party, shall be reviewed and approved by the Director.**

- **Prior to the issuance of the building permit for the 301st residential dwelling unit, the permittee shall submit evidence that a second means of access has been physically constructed to the satisfaction of Regional Planning, Public Works, and the Fire Department.**

Prior To Issuance Of A Certificate of Occupancy For Any Residential Lot

- **Permittee shall construct and complete, or cause to be constructed and completed, the approved detailed striping and signal plans consistent with the findings and recommendations from the Soledad Canyon Road Speed Advisory Study to the satisfaction of Public Works."**

Condition No. 19, which currently states:

"A maximum of 542 single-family residential units are permitted on the subject property."

With the requested modification, Condition No. 19 will state:

"A maximum of 492 single-family residential units are permitted on the subject property."

Condition No. 22, which currently states:

"The permittee shall provide in the Covenants, Conditions, and Restrictions, to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine ("Cemex") south of the Antelope Valley Freeway with attendant impacts, which are permitted to continue their operations in compliance with requirements of the County Code and any applicable permits."

With the requested modification, Condition No. 22 will state:

"The permittee shall provide in the Covenants, Conditions, and Restrictions ("CC&R's"), to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine ("Cemex") south of the Antelope Valley Freeway (SR-14) with attendant resultant impacts, which are permitted to

continue their operations in compliance with requirements of the County Code and of any appliable permits. Prior to issuance of any Project building permit(s), Permittee shall establish a Homeowner's Association ("HOA") for the Project. CC&R's of the HOA shall be continuously maintained for the HOA. Where mitigation measures have provisions for buyers to receive information in escrow packages, the measures shall be recorded in the CC&R's."

Condition No. 23, which currently states:

"The Permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway, and proposed Cemex location south of the Antelope Valley Freeway."

With the requested modification, Condition No. 23 will state:

"The Permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway, and proposed Cemex location south of the Antelope Valley Freeway (SR-14). In addition, the sales office shall have brochures available to highlight the benefits of the green initiatives featured at the Project Site and a brochure from the National Wildlife Federation to inform homebuyers of the Backyard Habitat Program."

Condition No. 24, which currently states:

"The Permittee shall submit a copy of the project's Covenants, Conditions, and Restrictions to the Director for review and approval prior to the recordation of the final map for Vesting Tentative Tract Map No. 48086."

With the requested modification, Condition No. 24 will state:

"The permittee shall submit a copy of the project's CC&R's to the Director for review and approval prior to the recordation of the final map for Vesting Amended Tentative Tract Map 48086. A copy of these Project conditions of approval shall be attached and included as conditions in the CC&R's provided to homeowners, and the CC&R's shall prohibit any such condition from being amended in any way, or eliminated, without prior approval from the Director."

Condition No. 36, which currently states:

"The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code."

With the requested modification, Condition No. 36 will state:

"The permittee shall utilize water-saving devices and technology as well as solar and electric efficiency technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code.

Every residential dwelling unit within the Project Site shall be built with a solar panel system to generate electricity equivalent to 3 KwH.

Permittee shall fund 25 electric vehicle ("EV") charging stations within the Project Site and/or the surrounding community for the public to access and use, and once funded, these charging stations shall be installed by a third party electric car charging provider, such as ChargePointe or Blink.

Every residential dwelling unit constructed within the Project Site shall feature a 220V outlet in the garage for future EV chargers.

No community pool is currently planned in the community; however, if any community pool is built within the subdivision, it must be equipped with solar panels for heating.

Every residential dwelling unit constructed within the project site shall feature a tankless on-demand water heater. Every residential dwelling unit constructed within the project site shall comply with current ordinances and State laws, including low water and water conservation.

Every residential dwelling unit constructed within the project site shall be plumbed for an optional greywater system to recycle washing machine water or kitchen sink water for use in backyard landscaping.

Every residential dwelling unit constructed within the project site shall feature a rainwater collection system to reduce landscape water use.

All landscaping within the common space of the developed portion of the project site and in the front yards of each residential lot shall comply with the County Code and State laws, featuring drip irrigation with drought tolerant and/or native landscaping."

Condition No. 40, which currently states:

"The permittee shall, prior to issuance of the first single-family residential building permit, enter into a park development agreement with the Department of Parks and Recreation that provides for permittee's completion of (1) an approximately 18-acre active park ("Active Park") consisting of a total usable pad of approximately 4.6 acres, slopes, and parking area as depicted on an approved revised Exhibit "A", and (2) a one-acre passive park ("Passive Park") as shown on

an approved revised Exhibit "A" all to the satisfaction of the Department of Parks and Recreation. The following improvements to the Active Park shall be completed prior to the issuance of the certificate of occupancy for the first single-family residential unit in the project:

a. Improved youth soccer field;
b. Recreational turf and landscaping; and
c. Restroom facilities."

With the requested modification, Condition No. 40 will state:

"The permittee shall, prior to issuance of any building permit for the project, enter into a park development agreement with the Department of Parks and Recreation for development (1) an approximately 18-acre active park ("Active Park") and (2) a one-acre passive park ("Passive Park") as shown on an approved Revised Exhibit "A" all to the satisfaction of the Department of Parks and Recreation. Prior to the issuance of a building permit for the 213th residential dwelling unit, permittee shall complete, or cause complete construction of, the proposed active park; Pervious pavement shall be utilized in parking areas of the park and impervious pavement shall be eliminated wherever possible."

Condition No. 41, which currently states:

"The Passive Park shall be completed prior to the certificate of occupancy for the 100th single-family residential unit. The park development agreement shall provide that permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40 and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall otherwise bear the entire costs to complete such improvements."

With the requested modification, Condition No. 41 will state:

"The Passive Park shall be completed prior to the issuance of the Certificate of Occupancy for the 380th residential dwelling unit. The Permittee shall complete, or cause completion of, the proposed passive park. The park development agreement shall provide that the Permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40 and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall otherwise bear the entire costs to complete such improvements. Permittee shall pay the prevailing wage for park improvements. Permittee shall be eligible for a park obligation in-lieu fee credit for actual park improvement costs."

Condition No. 45, which currently states:

> "All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a revised plot plan, shall be submitted to and approved by the Director before issuance of a building permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.
>
> In addition to the review and approval of the Director, the landscaping plans will be reviewed by the staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department. 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. The landscaping plan shall be maintained in compliance with the approved grading plans."

With the requested modification, Condition No. 45 will state:

> **"All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a Revised Exhibit "A", shall be submitted to and approved by the Director before issuance of a grading permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.**
>
> **In addition to the review and approval of the Director, the landscaping plans shall be reviewed by the staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department ("Fire Department"). Their review shall 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. The landscaping plan shall be maintained in compliance with the approved grading plans.**
>
> **A low wall made of fire-resistant material, to a maximum 42 inches in height, may be constructed at the proposed building pad boundaries between fuel modification Zones B and C. Zone C and beyond, shall have indigenous native plants to the satisfaction of the Fire Department."**
>
> **The landscaping plan must show that all at least 50 percent of the area covered by landscaping will be locally indigenous species, including not only trees but shrubs and ground cover as well.**

However, if the applicant can prove to the satisfaction of staff that a 50 percent or more locally indigenous species is not possible due to County fire safety requirements, then staff may determine that a lower percentage is required. In those areas where staff approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting required shall be at least 30 percent. The landscaping will include trees, shrubs, and ground covering at a mixture and density determined by staff and the Fire Department. Fire retardant plants should be given first consideration.

Permitted Plantings. Only trees, shrubs, and ground coverings indigenous to the local region may be used. Permittee shall plant indigenous/native vegetation in the open spaces, and on slopes, as long as it is outside of the fuel modification zones and 50 feet from structures. Fire retardant and locally indigenous plants that may also be used for the required 50 percent of such landscaping can be found on the attached list (marked Exhibit "B") complied by the Los Angeles County Fire Department. This list may be amended as approved by staff.

Existing native and non-native trees shall be mapped to the satisfaction of the Director, including holly-leaf cherry trees and California junipers.

Holly-leaf cherry trees impacted by the Project shall be replaced and preserved in open space areas to the satisfaction of the Director. The Subdivider shall provide mitigation trees of eight to one (8:1) for each tree removed. Soil testing and land banking for the holly-leaf trees shall be accomplished prior to issuance of building permits, to the satisfaction of the Director.

Mitigation trees shall be planted within one year of the holly-leaf cherry tree removals. Permittee shall inform the Director when such trees have been planted.

Permittee or authorized party shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree to the satisfaction of the Director. The five-year maintenance period will begin upon notification from Permittee that such trees have been planted. The maintenance period of the trees failing to survive five years will start anew with different replacement trees.

Active Park. Indigenous/native vegetation shall be required on all slopes outside of fuel modification zones, or 50 feet from structures. Revegetation of slopes in, adjoining, and adjacent to the active park shall be completed within five years of the active park's complete and final construction to aid with the success and visibility of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the

satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits.

Passive Park. Indigenous/native vegetation shall be required on all slopes outside of fuel modification zones, or 50 feet from structures Revegetation of slopes in, adjoining and adjacent to the passive park's complete and final construction to aid with the success and viability of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits.

Timing of Planting. Prior to the issuance of building permits for any construction, the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within 6 months and expected growth during the subsequent 18 months.

The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs, and ground coverings shall be completed within six months following occupancy.

The approved landscaping plan shall set forth goals for the growth of new plants in order to achieve established landscaping within 18 months following completion of the required planting. The permittee shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan.

These requirements shall not apply to areas which have been previously landscaped and irrigated during other phases of development.

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

REPORT TO THE HEARING OFFICER

DATE ISSUED:	October 8, 2024		
MEETING DATE:	October 22, 2024	AGENDA ITEM:	5
PROJECT NUMBER:	96-044-(5)		
PERMIT NUMBER(S):	Conditional Use Permit ("CUP") Modification No. RPPL2019002028		
SUPERVISORIAL DISTRICT:	5		
PROJECT LOCATION:	North of the Antelope Valley Freeway (SR-14) and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon, in the Soledad Zoned District in the Santa Clarita Valley Planning Area		
OWNER/APPLICANT:	Spring Canyon Recovery Acquisition LLC		
CASE PLANNER:	Marie Pavlovic, Senior Planner mpavlovic@planning.lacounty.gov		

RECOMMENDATION

The following recommendation is made prior to the meeting and is subject to change based upon testimony and/or documentary evidence presented at the meeting:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number 96-044-(5), Conditional Use Permit ("CUP") Modification No. RPPL2019002028 ("CUP Mod"), based on the Findings (Exhibit C – Findings) contained within this report and subject to the CUP Mod Addenda (Exhibit D – CUP Modification Addendum).

Staff recommends the following motion:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND HAVING CONSIDERED THE CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT ALONG WITH THE ADDENDUM THERETO, APPROVE THE ADDENDUM PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT:

I, THE HEARING OFFICER, APPROVE THE MODIFICATION OF CONDITIONS AS REQUESTED UNDER CUP MODIFICATION NO. RPPL2019002028, SUBJECT TO THE ATTACHED FINDINGS.

PROJECT DESCRIPTION

A. Modification Request

The applicant, Spring Canyon Recovery Acquisition LLC, requests to modify 12 conditions of approval of CUP No. 96-044-(5) ("original CUP"), which was approved by the County Board of Supervisors ("Board") on August 3, 2004. The original CUP was part of a larger approval for the development of a 542-unit subdivision, known as Spring Canyon. The purpose of the requested CUP Mod is to update the CUP conditions to align certain CUP conditions with those that were modified or added under the Fourth Amendment to Vesting Tentative Tract Map No. 48086 ("TR 48086"), as required by Condition No. 20 of the Fourth Amendment to TR 48086.

B. Background

TR 48086, was approved by the Board on August 3, 2004, for 542 single-family lots, a fire station site, a sheriff substation site, two park lots and three open space lots on 548.1 acres. A related entitlement was the original CUP, which authorized a density-controlled development within a Hillside Management Area. Following the original CUP's 2004 approval, TR 48086 was amended four times (2007, 2011, 2012, and most recently, in 2019) to make various minor updates to the tentative map, as further summarized below.

First Amendment to TR 48086

On September 27, 2007, a County Hearing Officer ("Hearing Officer") approved the First Amendment to TR 48086 to allow the following: relocation of an elementary school site from the adjacent Tract No. 36943 to the southwest corner of this Tract; adjustment of lot lines and lot configurations resulting in a total of 499 single-family residential lots (or a total of 531 single-family residential lots without the school site); a redesigned active park with only one pad and no storm drains; a revised street pattern; relocation of a water reservoir; redesigned of drainage facilities and the addition of desilting basins, both onsite and offsite; addition of a 60-inch arch culvert under Yellowstone Lane for wildlife use; removal of part of the existing pavement of the old Spring Canyon Road to provide a continuous wildlife corridor connecting Spring Canyon to the wildlife undercrossing at Stonecrest Road; addition of a landscaped parkway and a wildlife corridor on the south side of Yellowstone Lane; revision of the cross-section for the Stonecrest Road Freeway undercrossing with four retaining walls; addition of a sewer lift station; reconfiguration of Lots 317-319 to eliminate encroachment into the stream course; revision of grading footprint and grading amount from 4.2 million cubic yards cut and fill balanced onsite to 5.3 million cubic yards cut and fill balanced onsite; and other minor changes.

Second Amendment to TR 48086

On January 18, 2011, a Hearing Officer approved a Second Amendment to TR 48086, to relocate the proposed 10.2-acre school site from the southwest corner of the project site to the center of the project site with reduction in the school site building pad; relocate 32 single-family lots to the former school site located in the southwest corner of the project

site; reduce overall single-family lots within the subdivision from 531 to 492; and reduce height of retaining walls from 13 feet to a maximum of six feet.

Third Amendment to TR 48086

The Third Amendment to TR 48086, approved by the Hearing Officer on October 2, 2012 included modifications to Map Condition and Mitigation Measure language for requirements from the County Department of Public Works ("Public Works"), which originally required road right-of-way widening of Soledad Canyon Road and Spring Canyon Road, grading of existing slopes or airspace easement dedications, and the addition of traffic lines along with road widening. The approved modifications required different widening or additional traffic lanes improvements and replaced a grading or airspace easement for sight distance with an advanced warning signs and flashing beacons to be installed. The requirement to install a traffic signal did not change.

Fourth Amendment to TR 48086 ("Fourth Amendment")

The Fourth Amendment, approved by the Board on June 25, 2019, adjusted the sequencing of compliance with conditions of approval and mitigation measures related to grading, road, infrastructure, and parks and trail improvements as well as landscaping installation. The Fourth Amendment also clarified which parties are responsible for implementation of mitigation measures and added conditions to address climate change considerations. Further, Condition No. 20 of the Fourth Amendment required the filing of a CUP Mod to ensure consistency between the Conditions of Approval for the Fourth Amendment and the original CUP:

- **Fourth Amendment Condition 20**

  All Vesting Map conditions not amended by this Amendment map and all conditions of previously approved CUP and Oak Tree Permit Nos. 96-044-(5) apply, except where modified herein, or as will be required to be modified through the CUP Modification process, County Code Section 22.236, to ensure that the related CUP No. 96-044-(5) is consistent with the conditions of approval for this Amendment. The modification will capture changes with respect to earth material export and will ensure the timing of the conditions of approval of both the CUP and Amendment are consistent and will be required prior to issuance of grading and/or building permits. Subdivider must file for the CUP Modification prior to final map recordation.

Pending CUP Modification

The CUP Modification was originally scheduled to be heard on August 27, 2024, but the hearing was not opened to allow for full noticing of the public hearing and instead continued to October 22, 2024.

C. Modification to the Original CUP

The applicant is proposing to modify 12 conditions of approval as detailed in the table below: Condition Nos. 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45.

Current Language	Proposed Modification
Condition No. 1	
This grant authorizes the use of the subject property for 542 single-family lots, one public facility fire station lot, one public facility sheriff sub-station lot, two park lots, and three open space lots in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A" subject to all of the following conditions of approval.	This grant permits the use of the subject property for 492 single-family lots, a fire station lot, a Sheriff sub-station lot, 3 private park lots, 3 open space lots dedicated to the public, 12 debris basin lots, and a public school lot in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A' (Amendment Map) dated August 14, 2018, subject to all the following conditions of approval.
Condition No. 8	
The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project, are incorporated by this reference and made conditions of this permit. The permittee shall comply with the attached Mitigation Monitoring Program to the FEIR. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence:	The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project, and the Addendum to the Final Environmental Impact Report associated with Environmental Assessment No. RPPL2018004166, are incorporated by this reference and made conditions of this permit. The permittee shall comply with the Mitigation Monitoring Program to the FEIR, as amended by the Fourth Amendment to Vesting Tentative Tract Map No. 48086-(5). As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence:

• Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits. • At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase; • Prior to occupancy clearances by the Department of Public Works; and, • Additional reports shall be submitted as required by the Director, the Forester, and/or Fire Warden.	• Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits. • At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase; • Prior to occupancy clearances by the Department of Public Works; and Additional reports shall be submitted as required by the Director, and the Forester and/or Fire Warden.
Condition No. 15	
The subject property shall be graded, developed, and maintained in substantial compliance with the approved amended vesting tentative tract map and Exhibit "A" (dated 3/7/00), amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a revised Exhibit "A".	The subject property shall be graded, developed, and maintained in substantial compliance with the approved Fourth Amended Vesting Tentative Tract Map No. 48086-(5) and Exhibit "A" (dated August 14, 2018), showing total grading quantities of 7,237,000 cubic yards, with 5,287,000 of excavation and compaction, an additional 1,106,000 of alluvial removal and recompaction, stabilization fills of 402,000 cubic yards (cut/fill) and 442,000 (cut/fill) lot over-excavation, all balanced on-site. Future amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a revised Exhibit "A".
Condition No. 17	
The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086 and Oak Tree Permit No. 96-044-(5).	The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086, including Vesting Tentative Tract Map Amendment Nos. 1 through 4, Conditional Use Permit No.96-044-(5), Oak Tree Permit No. 96-044-(5) and Oak Tree Permit No. 201300020.

	The Fourth Amendment to Vesting Tentative Tract Map 48086-(5) requires compliance with the following conditions of approval: <u>Prior To Issuance of A Certificate of Occupancy</u> • A conservation easement, to be held by an agency experienced in the management of undisturbed land, and to be approved by the Director, shall be placed on areas designated as open space and undisturbed areas of Lot Nos. 11-15, 33, 39-44, 55-56, 509, and 513 on the tentative map. The conservation easement shall be filed, reviewed and approved by the Director prior to issuance of certificates of occupancy for the project. Upon recordation, the subject recorded conservation easements shall not be subordinate in title to any liens, or monetary obligations. Permittee shall provide a current title report for each easement parcel to the agency slated to hold the easements and shall be responsible for all costs related to the easement review and recordation, including title insurance. • Permittee shall transfer ownership of undeveloped, natural area depicted as open space to a public agency, or non-profit conservation organization, to the satisfaction of the Director, for perpetual maintenance of those portions of the open space and shall dedicate to the County the right to restrict any and all development on said lots. The final executed agreement shall include a reasonable endowment for maintenance as agreed upon by the public agency, or non-profit agency, or non-profit conservation organization and permittee, and must be to the satisfaction of the Director. • Permittee shall avoid using "V" ditches in the open space areas so as to allow wildlife crossing, to the satisfaction of Public Works and Regional Planning. <u>Prior To Issuance of Any Grading Permits</u> • Road widening improvements at the southern portion of the Project Site, adjacent to SR-14, shall

	include landscaping with indigenous/native plants that can connect and provide for wildlife passage between Spring Canyon Road 10-foot-high culvert and continue underneath Valley Canyon Road (proposed future Yellowstone Lane) to the southern natural, undisturbed slopes. • Landscaping with indigenous plants shall provide for wildlife passage east of the Stonecrest Road/Yellowstone Lane intersection. The intersection shall be configured with indigenous/native landscaping to guide wildlife on the riding-hiking-wildlife trail to the east and south across Soledad Canyon Road and out of the intersection. <u>Prior to Issuance of a Building Permit</u> • For Lot No. 514 (school site) the permittee shall coordinate with and notify the Sulphur Springs School District to prepare and submit preliminary improvement plans to the Public Works Traffic and Lighting Division (now Traffic, Safety and Mobility Division). • Permittee shall comply with County Code Section 21.32.200 by contributing its fair share for regional infrastructure improvements at SR-14 northbound ramps/Soledad Canyon Road and SR-14 southbound ramps north of Sand Canyon Road/Soledad Canyon Road to the satisfaction of Public Works. • Permittee shall contribute its fair share to the City of Santa Clarita to carry out improvements within the boundaries of the City's jurisdiction to the satisfaction of Public Works. • Permittee shall submit to Public Works detailed striping and signal plans consistent with the findings and recommendations from the Soledad Canyon Road Speed Advisory Study to the satisfaction of said department. • The bridge over Spring Canyon on Soledad Canyon Road (proposed future improvement/widening) shall be retained or reconstructed to the satisfaction of Regional Planning and Public Works. Bridge/street

	improvement plans, if implemented by the Permittee or by a separate agreed upon party, shall be reviewed and approved by the Director. • Prior to the issuance of the building permit for the 301st residential dwelling unit, the permittee shall submit evidence that a second means of access has been physically constructed to the satisfaction of Regional Planning, Public Works, and the Fire Department. <u>Prior To Issuance of A Certificate of Occupancy For Any Residential Lot</u> • Permittee shall construct and complete, or cause to be constructed and completed, the approved detailed striping and signal plans consistent with the findings and recommendations from the Soledad Canyon Road Speed Advisory Study to the satisfaction of Public Works.
Condition No. 19	
A maximum of 542 single-family residential units are permitted on the subject property.	A maximum of 492 single-family residential units are permitted on the subject property.
Condition No. 22	
The permittee shall provide in the Covenants, Conditions, and Restrictions, to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine ("Cemex") south of the Antelope Valley Freeway with attendant impacts, which are permitted to continue their operations in compliance with requirements of the County Code and any applicable permits.	The permittee shall provide in the Covenants, Conditions, and Restrictions ("CC&R's"), to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine ("Cemex") south of the Antelope Valley (SR-14) Freeway with attendant resultant impacts, which are permitted to continue their operations in compliance with requirements of the County Code and of any appliable permits. Prior to issuance of any Project building permit(s), Permittee shall establish a Homeowner's Association ("HOA") for the Project. CC&R's of the HOA shall be continuously maintained for the HOA. Where mitigation measures have provisions for buyers to receive information in escrow packages, the measures shall be recorded in the CC&Rs.

Condition No. 23	
The Permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway, and proposed Cemex location south of the Antelope Valley Freeway.	The Permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway (SR-14), and proposed Cemex location south of the Antelope Valley (SR-14) Freeway. In addition, the sales office shall have brochures available to highlight the benefits of the green initiatives featured at the Project Site and a brochure from the National Wildlife Federation to inform homebuyers of the Backyard Habitat Program.
Condition No. 24	
The Permittee shall submit a copy of the project's Covenants, Conditions, and Restrictions to the Director for review and approval prior to the recordation of the final map for Vesting Tentative Tract Map No. 48086.	The permittee shall submit a copy of the project's CC&R's to the Director for review and approval prior to the recordation of the final map for Vesting Amended Tentative Tract Map 48086. A copy of these Project conditions of approval shall be attached and included as conditions in the CC&Rs provided to homeowners, and the CC&Rs shall prohibit any such condition from being amended in any way, or eliminated, without prior approval from the Director.
Condition No. 36	
The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code.	The permittee shall utilize water-saving devices and technology as well as solar and electric efficiency technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code. Every residential dwelling unit within the Project Site shall be built with a solar panel system to generate electricity equivalent to 3 KwH. Permittee shall fund 25 electric vehicle ("EV") charging stations within the Project Site and/or the surrounding community for the public to access and use, and once funded, these charging stations shall be installed by a third-party electric car charging provider, such as ChargePointe or Blink. Every residential dwelling unit constructed within the Project Site shall feature a 220V outlet in the garage for future EV chargers. No community pool is currently planned in the community; however, if any community pool is built within the subdivision, it must be equipped with solar panels for heating.

	Every residential dwelling unit constructed within the project site shall feature a tankless on-demand water heater. Every residential dwelling unit constructed within the project site shall comply with current ordinances and State laws, including low water and water conservation. Every residential dwelling unit constructed within the project site shall be plumbed for an optional greywater system to recycle washing machine water or kitchen sink water for use in backyard landscaping. Every residential dwelling unit constructed within the project site shall feature a rainwater collection system to reduce landscape water use. All landscaping within the common space of the developed portion of the project site and in the front yards of each residential lot shall comply with the County Code and State laws, featuring drip irrigation with drought tolerant and/or native landscaping.
Condition No. 40	
The permittee shall, prior to issuance of the first single-family residential building permit, enter into a park development agreement with the Department of Parks and Recreation that provides for permittee's completion of (1) an approximately 18-acre active park ("Active Park") consisting of a total usable pad of approximately 4.6 acres, slopes, and parking area as depicted on an approved revised Exhibit "A", and (2) a one-acre passive park ("Passive Park") as shown on an approved revised Exhibit "A" all to the satisfaction of the Department of Parks and Recreation. The following improvements to the Active Park shall be completed prior to the issuance of the certificate of occupancy for the first single-family residential unit in the project:	The permittee shall, prior to issuance of any building permit for the project, enter into a park development agreement with the Department of Parks and Recreation for development (1) an approximately 18-acre active park ("Active Park") and (2) a one-acre passive park ("Passive Park") as shown on an approved revised Exhibit "A" all to the satisfaction of the Department of Parks and Recreation. Prior to the issuance of a building permit for the 213th residential dwelling unit, permittee shall complete, or cause complete construction of, the proposed active park; Pervious pavement shall be utilized in parking areas of the park and impervious pavement shall be eliminated wherever possible.

a. Improved youth soccer field; *b.* Recreational turf and landscaping; and *c.* Restroom facilities.	
Condition No. 41	
The Passive Park shall be completed prior to the certificate of occupancy for the 100th single-family residential unit. The park development agreement shall provide that permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40 and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall otherwise bear the entire costs to complete such improvements.	The Passive Park shall be completed prior to the issuance of the certificate of occupancy for the 380th residential dwelling unit. The Permittee shall complete, or cause completion of, the proposed passive park. The park development agreement shall provide that the Permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40 and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall otherwise bear the entire costs to complete such improvements. Permittee shall pay the prevailing wage for park improvements. Permittee shall be eligible for a park obligation in-lieu fee credit for actual park improvement costs.
Condition No. 45	
All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a revised plot plan, shall be submitted to and approved by the Director before issuance of a building permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. In addition to the review and approval of the Director, the landscaping plans will be reviewed by the staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department. Their review will include an evaluation	All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a Revised Exhibit "A", shall be submitted to and approved by the Director before issuance of a grading permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. In addition to the review and approval of the Director, the landscaping plans shall be reviewed by the staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department ("Fire Department"). Their review shall 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. The landscaping plan shall be maintained in compliance with the approved grading plans. A low wall made of fire-resistant material, to a maximum 42 inches in height, may be constructed at

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. The landscaping plan shall be maintained in compliance with the approved grading plans. The landscaping plan must show that at least 50 percent of the area covered by landscaping will be locally indigenous species, including not only trees, but shrubs and ground covering as well. However, if the applicant can prove to the satisfaction of staff that a 50 percent or more locally indigenous species is not possible due to County fire safety requirements, then staff may determine that a lower percentage is required. In those areas where staff approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting required shall be at least 30 percent. The landscaping will include trees, shrubs, and ground covering at a mixture and density determined by staff and the Fire Department. Fire retardant plants should be given first consideration. **Permitted Plantings.** Trees, shrubs, and ground coverings indigenous to the local region may be used for the required 50 percent landscaping. Fire retardant and locally indigenous plants that may also be used for the required 50 percent of such landscaping can be found on the attached list (marked Exhibit "B") complied by the Los Angeles County Fire Department. This list	the proposed building pad boundaries between fuel modification Zones B and C. Zone C and beyond, shall have indigenous native plants to the satisfaction of the Fire Department. The landscaping plan must show all landscaping will be locally indigenous species, including not only trees but shrubs and ground cover as well. **Permitted Plantings.** Only trees, shrubs, and ground coverings indigenous to the local region may be used. Permittee shall plant indigenous/native vegetation in the open spaces, and on slopes, as long as it is outside of the fuel modification zones and 50 feet from structures. Existing native and non-native trees shall be mapped to the satisfaction of the Director, including holly-leaf cherry trees and California junipers. Holly-leaf cherry trees impacted by the Project shall be replaced and preserved in open space areas to the satisfaction of the Director. The Subdivider shall provide mitigation trees of eight to one (8:1) for each tree removed. Soil testing and land banking for the holly-leaf trees shall be accomplished prior to issuance of building permits, to the satisfaction of the Director. Mitigation trees shall be planted within one year of the holly-leaf cherry tree removals. Permittee shall inform the Director when such trees have been planted. Permittee or authorized party shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree to the satisfaction of the Director. The five-year maintenance period will begin upon notification from Permittee that such trees have been planted. The maintenance period of the trees failing to survive five years will start anew with different replacement trees. Active Park. Indigenous/native vegetation shall be required on all slopes outside of fuel modification zones, or 50 feet from structures. Revegetation of slopes in, adjoining, and adjacent to the active park shall be completed within five years of the active park's complete and final construction to aid with the success

may be amended as approved by staff. **Timing of Planting.** Prior to the issuance of building permits for any construction, the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within 6 months and expected growth during the subsequent 18 months. The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs, and ground coverings shall be completed within six months following occupancy. The approved landscaping plan shall set forth goals for the growth of new plants in order to achieve established landscaping within 18 months following completion of the required planting. The permittee shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan. These requirements shall not apply to areas which have been previously landscaped and irrigated during other phases of development.	and visibility of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits. Passive Park. Indigenous/native vegetation shall be required on all slopes outside of fuel modification zones, or 50 feet from structures Revegetation of slopes in, adjoining and adjacent to the passive park's complete and final construction to aid with the success and viability of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits. **Timing of Planting.** Prior to the issuance of building permits for any construction, the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within 6 months and expected growth during the subsequent 18 months. The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs, and ground coverings shall be completed within six months following occupancy. The approved landscaping plan shall set forth goals for the growth of new plants in order to achieve established landscaping within 18 months following completion of the required planting. The permittee shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan. These requirements shall not apply to areas which have been previously landscaped and irrigated during other phases of development.

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Section 22.236.050 (Findings and Decision) of the County Code. Consistency findings can be found in the attached Findings (Exhibit C – Findings). The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for an Addendum to the certified EIR. An Addendum to the certified EIR 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. The Addendum concluded that the development as proposed would not result in any increased or additional environmental impacts beyond those which were analyzed in the EIR as there are no changes to subdivision design or scope of the proposed development. Further, there are no substantial changes to the circumstances under which the approved project was undertaken, and no new information pertaining to the subject property or impacts to the existing development have been discovered; therefore, additional environmental analysis was not required pursuant to Guidelines for CEQA Sections 15162 and 15164.

COMMENTS RECEIVED

As required by Section 22.236.040 (Application and Review Procedures) of the County code, notices of request for modification were mailed to all property owners within the 1,000-foot radius and other interested parties on July 25, 2024.

One Public Records Act request was received from the Santa Clarita Organization for Planning and the Environment (SCOPE) requesting specific project materials to be uploaded to the Project webpage. Two inquiries were received, one from the Agua Dulce Town Council and the other from Irma Briano, requesting information on the scope of the entitlement and the construction timeline.

Report Reviewed By: _____
Joshua Huntington, AICP, Supervising Regional Planner

Report Approved By: _____
Susan Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Project Summary
EXHIBIT B	Draft Findings
EXHIBIT C	CUP Modification Addendum
EXHIBIT D	Applicant's Burden of Proof
EXHIBIT E	Environmental Determination Previously Adopted EIR: https://lacdrp.legistar.com/LegislationDetail.aspx?ID=6739794&GUID=389DDCEA-319E-49F2-91F8-3B62FAE0E05C&Options=ID|Text|&Search=48086
EXHIBIT F	Original Findings & Conditions of Approval for 96-044-(5)
EXHIBIT G	Photos
EXHIBIT H	Public Correspondence

LA COUNTY PLANNING

PROJECT NUMBER
96-044-(5)

HEARING DATE
October 22, 2024
(continued from 8/27/24)

REQUESTED ENTITLEMENT(S)
Conditional Use Permit ("CUP") Modification No. RPPL2019002028 ("CUP Mod")

PROJECT SUMMARY

OWNER / APPLICANT
Spring Canyon Recovery Acquisition LLC

MAP/EXHIBIT DATE
N/A

PROJECT OVERVIEW
The CUP Mod is a request to modify 12 conditions of approval (Nos. 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45) of CUP No. 96-044-(5) ("original CUP") to align with new and adjusted conditions approved under the Fourth Amendment to Vesting Tentative Tract Map No. 48086 (RPPL2018004065) ("Fourth Amendment"), which was approved by the County Board of Supervisors on June 25, 2019.

LOCATION
North of the Antelope Valley Freeway (SR-14) and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon

ACCESS
Yellowstone Road

ASSESSORS PARCEL NUMBERS
514 parcels from recorded Tract Map Nos. 48086, 48086-01, 48086-02, and 48086-03

SITE AREA
548.1 Gross Acres

GENERAL PLAN / LOCAL PLAN
Santa Clarita Valley Area Plan

ZONED DISTRICT
Soledad

PLANNING AREA
Santa Clarita Valley

LAND USE DESIGNATION
H2 (Residential 2 – Up to 2 Dwelling Units Per Acre)

ZONE
R-1-6,000 (Single-Family Residence - 6,000 Square Feet Minimum Required Lot Area), R-1-7,000 (Single-Family Residence - 7,000 Square Feet Minimum Required Lot Area), R-1-8,000 (Single-Family Residence - 8,000 Square Feet Minimum Required Lot Area), R-1-10,000 (Single-Family Residence - 10,000 Square Feet Minimum Required Lot Area), R-1-15,000 (Single-Family Residence - 15,000 Square Feet Minimum Required Lot Area), R-1-20,000 (Single-Family Residence - 20,000 Square Feet Minimum Required Lot Area), and A-2 (Heavy Agricultural)

PROPOSED UNITS
492

MAX DENSITY/UNITS
N/A

COMMUNITY STANDARDS DISTRICT
N/A

ENVIRONMENTAL DETERMINATION (CEQA)
Addendum to the previously certified Environmental Impact Report

KEY ISSUES

- Conform CUP conditions to the Fourth Amendment conditions of approval as required by Fourth Amendment Condition No. 20.
- Consistency with the Santa Clarita Valley Area Plan and General Plan
- Satisfaction of the following portions of Title 22 of the County Code:
    - Chapter 22.236 (Minor Modification or Elimination of Conditional Use Permit Conditions)
    - Section 22.158.050 (CUP – Findings and Decision Requirements)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Marie Pavlovic, Senior Planner	(213) 459 - 3586	mpavlovic@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT FINDINGS OF THE HEARING OFFICER AND ORDER
PROJECT NO. 96-044-(5)

CONDITIONAL USE PERMIT ("CUP") MODIFICATION NO. RPPL2019002028

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Hearing Officer ("Hearing Officer") conducted a duly-noticed public hearing in the matter of Conditional Use Permit ("CUP") Modification to RPPL2019002028 ("CUP Mod") on October 22, 2024, after it was continued without opening the public hearing on August 27, 2024.

2. **HEARING PROCEEDINGS.** *Reserved.*

3. **MODIFICATIONS.** The permittee, Spring Canyon Recovery Acquisition LLC ("permittee"), requests a CUP Mod to authorize the modification of 12 conditions of CUP No. 96-044-(5) ("original CUP"), including Condition Nos. 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45 ("Project"); the original CUP was approved by the County Board of Supervisors ("Board") on August 3, 2004. The original CUP authorized a density-controlled development within a Hillside Management Area.

4. **RELATED ENTITLEMENTS.** Vesting Tentative Tract Map No. 48086 ("TR 48086") is a related entitlement, and was approved together with the original CUP by the Board on August 3, 2004, to create 542 single-family lots, a fire station site, a sheriff substation site, two park lots and three open space lots on 548.1 gross acres. TR 48086 was amended four times: 2007, 2011, 2012, and 2019.

5. **LOCATION.** The Project is located north of the Antelope Valley (SR-14) Freeway and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon, in the Soledad Zoned District in the Santa Clarita Valley Planning Area in the unincorporated community of Santa Clarita Valley ("Project Site").

6. **LAND USE DESIGNATION.** The Project Site is located within the H2 (Residential 2 – 2 Dwelling Units per Acre) land use category of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.

7. **ZONING.** The Project Site is currently zoned R-1-6,000 (Single-Family Residence - 6,000 Square Feet Minimum Required Lot Area), R-1-7,000 (Single-Family Residence - 7,000 Square Feet Minimum Required Lot Area), R-1-8,000 (Single-Family Residence - 8,000 Square Feet Minimum Required Lot Area), R-1-10,000 (Single-Family Residence - 10,000 Square Feet Minimum Required Lot Area), R-1-15,000 (Single-Family Residence - 15,000 Square Feet Minimum Required Lot Area), R-1-20,000 (Single-Family Residence - 20,000 Square Feet Minimum Required Lot Area), and A-2 (Heavy Agricultural).

8. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions
The Project Site is 548.1 gross acres in size and consists of 514 legal lots, created when the final map phases for the Project were recorded (TR48086, TR48086-1, TR48086-2, TR48086-3). The Project Site is irregular in shape with sloping topography and is undeveloped.

B. Site Access
The Project Site is accessed from Yellowstone Road, a 64-foot-wide public road.

C. Fourth Amendment to TR 48086 ("Fourth Amendment")
The Fourth Amendment, approved by the Board on June 25, 2019, adjusted the sequencing of compliance with conditions of approval and mitigation measures related to grading, road, infrastructure, and parks and trail improvements, as well as landscaping installation. The Fourth Amendment also clarified which parties are responsible for implementation of mitigation measures and added conditions to address climate change considerations. Further, Condition No. 20 of the Fourth Amendment to TR 48086 requires the filing of a CUP Mod to ensure consistency between the Conditions of Approval for the Fourth Amendment and the original CUP:

- **Fourth Amendment Condition 20**

All Vesting Map conditions not amended by this Amendment map and all conditions of previously approved CUP and Oak Tree Permit Nos. 96-044-(5) apply, except where modified herein, or as will be required to be modified through the CUP Modification process, County Code Section 22.236, to ensure that the related CUP No. 96-044-(5) is consistent with the conditions of approval for this Amendment. The modification will capture changes with respect to earth material export and will ensure the timing of the conditions of approval of both the CUP and Amendment are consistent and will be required prior to issuance of grading and/or building permits. Subdivider must file for the CUP Modification prior to final map recordation.

D. Modifications to the Original CUP
The permittee is proposing to modify 12 conditions of approval, as required by Condition No. 20 of the Fourth Amendment, detailed in the table below: Condition Nos. 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45.

Current Language	Proposed Modification
Condition No. 1	
This grant authorizes the use of the subject property for 542 single-family lots, one public facility fire station lot, one public facility sheriff sub-station lot, two park lots, and three open space lots in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A" subject to all of the following conditions of approval.	This grant permits the use of the subject property for 492 single-family lots, a fire station lot, a Sheriff sub-station lot, 3 private park lots, 3 open space lots dedicated to the public, 12 debris basin lots, and a public school lot in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A' (Amendment Map), dated August 14, 2018, subject to all the following conditions of approval.
Condition No. 8	
The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project, are incorporated by this reference and made conditions of this permit. The permittee shall comply with the attached Mitigation Monitoring Program to the FEIR. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence: • Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits.	The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project, and the Addendum to the Final Environmental Impact Report associated with Environmental Assessment No. RPPL2018004166, are incorporated by this reference and made conditions of this permit. The permittee shall comply with the Mitigation Monitoring Program to the FEIR, as amended by the Fourth Amendment to Vesting Tentative Tract Map No. 48086-(5). As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence; • Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits. • At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase;

• At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase; • Prior to occupancy clearances by the Department of Public Works; and, • Additional reports shall be submitted as required by the Director, the Forester, and/or Fire Warden.	• Prior to occupancy clearances by the Department of Public Works; and Additional reports shall be submitted as required by the Director, and the Forester and/or Fire Warden.
Condition No. 15	
The subject property shall be graded, developed, and maintained in substantial compliance with the approved amended vesting tentative tract map and Exhibit "A" (dated 3/7/00), amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a revised Exhibit "A".	The subject property shall be graded, developed, and maintained in substantial compliance with the approved Fourth Amended Vesting Tentative Tract Map No. 48086-(5) and Exhibit "A" (dated August 14, 2018), showing total grading quantities of 7,237,000 cubic yards, with 5,287,000 of excavation and compaction, an additional 1,106,000 of alluvial removal and recompaction, stabilization fills of 402,000 cubic yards (cut/fill) and 442,000 (cut/fill) lot over-excavation, all balanced on-site. Future amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a Revised Exhibit "A".
Condition No. 17	
The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086 and Oak Tree Permit No. 96-044-(5).	The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086, including Vesting Tentative Tract Maps Amendments 1- 4, Conditional Use Permit No.96-044-(5), Oak Tree Permit No. 96-044-(5) and Oak Tree Permit No. 201300020. The Fourth Amendment to Vesting Tentative Tract Map 48086-(5) requires compliance with the following conditions of approval:

	Prior To Issuance of A Certificate of Occupancy • A conservation easement, to be held by an agency experienced in the management of undisturbed land, and to be approved by the Director, shall be placed on areas designated as open space and undisturbed areas of Lot Nos. 11-15, 33,39-44, 55-56, 509, and 513 on the tentative map. The conservation easement shall be filed, reviewed and approved by the Director prior to issuance of certificates of occupancy for the project. Upon recordation, the subject recorded conservation easements shall not be subordinate in title to any liens, or monetary obligations. Permittee shall provide a current title report for each easement parcel to the agency slated to hold the easements and shall be responsible for all costs related to the easement review and recordation, including title insurance. • Permittee shall transfer ownership of undeveloped, natural area depicted as open space to a public agency, or non-profit conservation organization, to the satisfaction of the Director, for perpetual maintenance of those portions of the open space and shall dedicate to the County the right to restrict any and all development on said lots. The final executed agreement shall include a reasonable endowment for maintenance as agreed upon by the public agency, or non-profit agency, or non-profit conservation organization and permittee, and must be to the satisfaction of the Director. • Permittee shall avoid using "V" ditches in the open space areas so as to allow wildlife crossing, to the satisfaction of Public Works and Regional Planning. Prior To Issuance of Any Grading Permits • Road widening improvements at the southern portion of the Project Site, adjacent to SR-14, shall include landscaping with indigenous/native plants that can connect and provide for wildlife passage between Spring Canyon Road 10-foot-high culvert and continue underneath Valley Canyon Road (proposed future Yellowstone Lane) to the southern natural, undisturbed slopes.

	• Landscaping with indigenous plants shall provide for wildlife passage east of the Stonecrest Road/Yellowstone Lane intersection. The intersection shall be configured with indigenous/native landscaping to guide wildlife on the riding-hiking-wildlife trail to the east and south across Soledad Canyon Road and out of the intersection. <u>Prior to Issuance of a Building Permit</u> • For Lot No. 514 (school site) the permittee shall coordinate with and notify the Sulphur Springs School District to prepare and submit preliminary improvement plans to the Public Works Traffic and Lighting Divisions (now Traffic, Safety and Mobility Division). • Permittee shall comply with County Code Section 21.32.200 by contributing its fair share for regional infrastructure improvements at SR-14 northbound ramps/Soledad Canyon Road and SR-14 southbound ramps north of Sand Canyon Road/Soledad Canyon Road to the satisfaction of Public Works. • Permittee shall contribute its fair share to the City of Santa Clarita to carry out improvements within the boundaries of the City's jurisdiction to the satisfaction of Public Works. • Permittee shall submit to Public Works detailed striping and signal plans consistent with the findings and recommendations from the Soledad Canyon Road Speed Advisory Study to the satisfaction of said department. • The bridge over Spring Canyon on Soledad Canyon Road (proposed future improvement/widening) shall be retained or reconstructed to the satisfaction of Regional Planning and Public Works. Bridge/street improvement plans, if implemented by the Permittee or by a separate agreed upon party, shall be reviewed and approved by the Director. • Prior to the issuance of the building permit for the 301st residential dwelling unit, the permittee shall submit evidence that a second means of access has been physically constructed to the satisfaction of Regional Planning, Public Works, and the Fire Department.

	Prior To Issuance of A Certificate of Occupancy For Any Residential Lot • Permittee shall construct and complete, or cause to be constructed and completed, the approved detailed striping and signal plans consistent with the findings and recommendations from the Soledad Canyon Road Speed Advisory Study to the satisfaction of Public Works.
Condition No. 19	
A maximum of 542 single-family residential units are permitted on the subject property.	A maximum of 492 single-family residential units are permitted on the subject property.
Condition No. 22	
The permittee shall provide in the Covenants, Conditions, and Restrictions, to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine ("Cemex") south of the Antelope Valley Freeway with attendant impacts, which are permitted to continue their operations in compliance with requirements of the County Code and any applicable permits.	The permittee shall provide in the Covenants, Conditions, and Restrictions ("CC&R's"), to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine ("Cemex") south of the Antelope Valley Freeway (SR-14)with attendant resultant impacts, which are permitted to continue their operations in compliance with requirements of the County Code and of any appliable permits. Prior to issuance of any Project building permit(s), Permittee shall establish a Homeowner's Association ("HOA") for the Project. CC&R's of the HOA shall be continuously maintained for the HOA. Where mitigation measures have provisions for buyers to receive information in escrow packages, the measures shall be recorded in the CC&R's.
Condition No. 23	
The Permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway, and proposed Cemex location south of the Antelope Valley Freeway.	The Permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway (SR-14), and proposed Cemex location south of the Antelope Valley Freeway (SR-14). In addition, the sales office shall have brochures available to highlight the benefits of the green initiatives featured at the Project Site and a brochure from the National Wildlife

	Federation to inform homebuyers of the Backyard Habitat Program.
Condition No. 24	
The Permittee shall submit a copy of the project's Covenants, Conditions, and Restrictions to the Director for review and approval prior to the recordation of the final map for Vesting Tentative Tract Map No. 48086.	The permittee shall submit a copy of the project's CC&R's to the Director for review and approval prior to the recordation of the final map for Vesting Amended Tentative Tract Map 48086. A copy of these Project conditions of approval shall be attached and included as conditions in the CC&R's provided to homeowners, and the CC&R's shall prohibit any such condition from being amended in any way, or eliminated, without prior approval from the Director.
Condition No. 36	
The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code.	The permittee shall utilize water-saving devices and technology as well as solar and electric efficiency technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code. Every residential dwelling unit within the Project Site shall be built with a solar panel system to generate electricity equivalent to 3 KwH. Permittee shall fund 25 electric vehicle ("EV") charging stations within the Project Site and/or the surrounding community for the public to access and use, and once funded, these charging stations shall be installed by a third-party electric car charging provider, such as ChargePointe or Blink. Every residential dwelling unit constructed within the Project Site shall feature a 220V outlet in the garage for future EV chargers. No community pool is currently planned in the community; however, if any community pool is built within the subdivision, it must be equipped with solar panels for heating. Every residential dwelling unit constructed within the project site shall feature a tankless on-demand water heater. Every residential dwelling unit constructed within the project site shall comply with current

	ordinances and State laws, including low water and water conservation. Every residential dwelling unit constructed within the project site shall be plumbed for an optional greywater system to recycle washing machine water or kitchen sink water for use in backyard landscaping. Every residential dwelling unit constructed within the project site shall feature a rainwater collection system to reduce landscape water use. All landscaping within the common space of the developed portion of the project site and in the front yards of each residential lot shall comply with the County Code and State laws, featuring drip irrigation with drought tolerant and/or native landscaping.
Condition No. 40	
The permittee shall, prior to issuance of the first single-family residential building permit, enter into a park development agreement with the Department of Parks and Recreation that provides for permittee's completion of (1) an approximately 18-acre active park ("Active Park") consisting of a total usable pad of approximately 4.6 acres, slopes, and parking area as depicted on an approved revised Exhibit "A", and (2) a one-acre passive park ("Passive Park") as shown on an approved revised Exhibit "A" all to the satisfaction of the Department of Parks and Recreation. The following improvements to the Active Park shall be completed prior to the issuance of the certificate of occupancy for the first single-family residential unit in the project: a. Improved youth soccer field;	The permittee shall, prior to issuance of any building permit for the project, enter into a park development agreement with the Department of Parks and Recreation for development (1) an approximately 18-acre active park ("Active Park") and (2) a one-acre passive park ("Passive Park") as shown on an approved Revised Exhibit "A" all to the satisfaction of the Department of Parks and Recreation. Prior to the issuance of a building permit for the 213th residential dwelling unit, permittee shall complete, or cause complete construction of, the proposed active park; Pervious pavement shall be utilized in parking areas of the park and impervious pavement shall be eliminated wherever possible.

b. Recreational turf and landscaping; and c. Restroom facilities.	
Condition No. 41	
The Passive Park shall be completed prior to the certificate of occupancy for the 100th single-family residential unit. The park development agreement shall provide that permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40 and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall otherwise bear the entire costs to complete such improvements.	The Passive Park shall be completed prior to the issuance of the certificate of occupancy for the 380th residential dwelling unit. The Permittee shall complete, or cause completion of, the proposed passive park. The park development agreement shall provide that the Permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40 and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall otherwise bear the entire costs to complete such improvements. Permittee shall pay the prevailing wage for park improvements. Permittee shall be eligible for a park obligation in-lieu fee credit for actual park improvement costs.
Condition No. 45	
All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a revised plot plan, shall be submitted to and approved by the Director before issuance of a building permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. In addition to the review and approval of the Director, the landscaping plans will be reviewed by the staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department. Their review will include an evaluation	All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a Revised Exhibit "A", shall be submitted to and approved by the Director before issuance of a grading permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. In addition to the review and approval of the Director, the landscaping plans shall be reviewed by the staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department ("Fire Department"). Their review shall 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. The landscaping plan shall be maintained in compliance with the approved grading plans. A low wall made of fire-resistant material, to a maximum 42 inches in height, may be constructed at the proposed building pad boundaries between fuel

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. The landscaping plan shall be maintained in compliance with the approved grading plans. The landscaping plan must show that at least 50 percent of the area covered by landscaping will be locally indigenous species, including not only trees, but shrubs and ground covering as well. However, if the applicant can prove to the satisfaction of staff that a 50 percent or more locally indigenous species is not possible due to County fire safety requirements, then staff may determine that a lower percentage is required. In those areas where staff approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting required shall be at least 30 percent. The landscaping will include trees, shrubs, and ground covering at a mixture and density determined by staff and the Fire Department. Fire retardant plants should be given first consideration. **Permitted Plantings.** Trees, shrubs, and ground coverings indigenous to the local region may be used for the required 50 percent landscaping. Fire retardant and locally indigenous plants that may also be used for the required 50 percent of such landscaping can be found on the attached list (marked Exhibit "B") complied by the Los Angeles County Fire Department. This list may be amended as approved by staff.	modification Zones B and C. Zone C and beyond, shall have indigenous native plants to the satisfaction of the Fire Department. The landscaping plan must show all landscaping will be locally indigenous species, including not only trees but shrubs and ground cover as well. **Permitted Plantings.** Only trees, shrubs, and ground coverings indigenous to the local region may be used. Permittee shall plant indigenous/native vegetation in the open spaces, and on slopes, as long as it is outside of the fuel modification zones and 50 feet from structures. Existing native and non-native trees shall be mapped to the satisfaction of the Director, including holly-leaf cherry trees and California junipers. Holly-leaf cherry trees impacted by the Project shall be replaced and preserved in open space areas to the satisfaction of the Director. The Subdivider shall provide mitigation trees of eight to one (8:1) for each tree removed. Soil testing and land banking for the holly-leaf trees shall be accomplished prior to issuance of building permits, to the satisfaction of the Director. Mitigation trees shall be planted within one year of the holly-leaf cherry tree removals. Permittee shall inform the Director when such trees have been planted. Permittee or authorized party shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree to the satisfaction of the Director. The five-year maintenance period will begin upon notification from Permittee that such trees have been planted. The maintenance period of the trees failing to survive five years will start anew with different replacement trees. Active Park. Indigenous/native vegetation shall be required on all slopes outside of fuel modification zones, or 50 feet from structures. Revegetation of slopes in, adjoining, and adjacent to the active park shall be completed within five years of the active park's complete and final construction to aid with the success and visibility of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the satisfaction of

Timing of Planting. Prior to the issuance of building permits for any construction, the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within 6 months and expected growth during the subsequent 18 months. The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs, and ground coverings shall be completed within six months following occupancy. The approved landscaping plan shall set forth goals for the growth of new plants in order to achieve established landscaping within 18 months following completion of the required planting. The permittee shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan. These requirements shall not apply to areas which have been previously landscaped and irrigated during other phases of development.	Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits. Passive Park. Indigenous/native vegetation shall be required on all slopes outside of fuel modification zones, or 50 feet from structures Revegetation of slopes in, adjoining and adjacent to the passive park's complete and final construction to aid with the success and viability of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits. **Timing of Planting.** Prior to the issuance of building permits for any construction, the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within 6 months and expected growth during the subsequent 18 months. The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs, and ground coverings shall be completed within six months following occupancy. The approved landscaping plan shall set forth goals for the growth of new plants in order to achieve established landscaping within 18 months following completion of the required planting. The permittee shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan. These requirements shall not apply to areas which have been previously landscaped and irrigated during other phases of development.

9. **PUBLIC COMMENTS.** One Public Records Act request was received from the Santa Clarita Organization for Planning and the Environment (SCOPE) requesting specific project materials to be uploaded to the Project webpage. Two inquiries were received, one from the Agua Dulce Town Council and the other from Irma Briano, requesting information on the scope of the entitlement and the construction timeline.

10. **CEQA DETERMINATION.**
Addendum to the Certified Environmental Impact Report ("EIR")
Prior to the Hearing Officer's public hearing on the Project, an Addendum to the certified EIR 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. The Addendum concluded that the Project as proposed would not result in any new or increased environmental impacts beyond those which were analyzed in the EIR as there are no changes to subdivision design or scope of the proposed development. Further, there are no substantial changes to the circumstances under which the approved project was undertaken, and no new information pertaining to the subject property or impacts to the existing development have been discovered; therefore, additional environmental analysis was not required pursuant to Guidelines for CEQA Sections 15162 and 15164.

GENERAL PLAN CONSISTENCY FINDINGS

11. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan. The Project aligns conditions between the Project's Fourth Amendment and the original CUP. The Project does not alter the approved use or increase the number of approved residential units. Therefore, the Project continues to conform with the land use category, intended for the development of low-density residential neighborhoods that require urban services.

ZONING CODE CONSISTENCY FINDINGS

12. **DEVELOPMENT STANDARDS.** The Hearing Officer finds that the review of Project conformity with the development standards for the residential use in the R-1 (Single-Family Residence) and A-2 (Heavy Agricultural) zoning was conducted as part of the Fourth Amendment. The future residences will undergo a development standards conformance review prior to issuance of a building permit pursuant to County Code Chapters 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones) and 22.18 (Residential Zones). It should be noted that the CUP Mod does not propose any changes to the Project and all zoning requirements apply unless specifically modified by the original CUP.

CONDITIONAL USE PERMIT MODIFICATION FINDINGS

13. The Hearing Officer finds that the proposed use will be consistent with the adopted Area Plan for the area. The proposed CUP Mod has no bearing on the project's

consistency with the General Plan as the use and number of units that were previously approved will not change.

14. The Hearing Officer finds that the requested use at the Project Site not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site; and jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. The Project does not introduce any new requirements, expand existing requirements, or eliminate any requirements. The Project only aligns conditions between two Project entitlements, the original CUP and the Fourth Amendment, for consistency.

15. The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22 of the County Code, or as is otherwise required to integrate said use with the uses in the surrounding area. The CUP Mod will have no bearing on the project's ability to comply with development standards and future review will be required prior to the issuance of any building permits.

16. The Hearing Officer finds that the Project Site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kid and quantity of traffic such use would generate; by the other public or private service facilities as are required. The CUP Mod will have no bearing on the project's access as the entitlement request itself does not propose any changes to the Project but seeks to align the existing original CUP conditions of approval to the changes that were previously approved under the Fourth Amendment by the Board.

17. The Hearing Officer finds that the modified CUP will not materially deviate from the terms and conditions imposed in the original CUP. The original CUP conditions are inconsistent with the Fourth Amendment Condition related to project grading timing. Therefore, modifying the CUP condition language for consistency will not materially deviate from the terms and conditions that were previously imposed.

18. The Hearing Officer finds that the approval of the application is necessary to allow reasonable operation and use granted in the CUP. The CUP Mod is required per Condition No. 20 of the Fourth Amendment, approved by the Board on June 25, 2019. The Fourth Amendment adjusts the sequencing for compliance with the conditions of approval and mitigation measures, clarifies which parties are responsible for implementation of mitigation measures, and adds conditions to address climate change. The CUP Mod will align the original CUP conditions with the Fourth Amendment conditions that permit the various Project changes. The CUP Mod itself does not include any changes to the approved Project - only text changes to the conditions of approval for document consistency.

19. After consideration of the Addendum to the certified EIR, together with the comments received during the public review process, the Hearing Officer finds on the basis of the

whole record before it that there is no substantial evidence that the Project with modified conditions will have a significant effect on the environment, and further finds that the Addendum reflects the independent judgment and analysis of the Hearing Officer. The request is consistent with the applicable General Plan and is insignificant in its impact on the environment. Further, the proposed CUP Mod, related to the sequencing for compliance with conditions of approval and mitigation measures related to grading, road, infrastructure, parks and trails improvements, landscaping installation, climate change, implementing timing, and responsible parties, aligns the original CUP conditions with the Fourth Amendment Conditions of Approval. No changes to subdivision design or the scope of the approved development are proposed.

20. The Hearing Officer finds that only the specific request for modification shall be considered by the Hearing Officer at the public hearing. All other project features and conditions shall remain as previously approved.

ENVIRONMENTAL FINDINGS

21. The Hearing Officer finds that an Addendum to the certified EIR 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. The Hearing Officer finds that the Project as proposed would not result in any new or increased environmental impacts beyond those which were analyzed in the EIR as there are no changes to subdivision design or scope of the proposed development. Further, there are no substantial changes to the circumstances under which the approved project was undertaken, and no new information pertaining to the subject property or impacts to the existing development have been discovered; therefore, additional environmental analysis was not required pursuant to Guidelines for CEQA Sections 15162 and 15164.

ADMINISTRATIVE FINDINGS

22. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to Section 22.236.040 (Application and Review Procedures) of the County Code, Staff properly notified the community of the public hearing by mail and newspaper. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website. On July 25, 2024 and September 16, 2024, staff mailed Notices of Public Hearing out to all property owners as identified on the County Assessor's record within 1,000-foot radius from the Project Site. This mailing also included notices to those on the courtesy mailing list for the Soledad Zoned District and to any additional interested parties.

23. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

A. The Hearing Officer finds that the proposed use will be consistent with the adopted Area Plan for the area.

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

C. The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22 of the County Code, or as is otherwise required to integrate said use with the uses in the surrounding area.

D. The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kid and quantity of traffic such use would generate; by the other public or private service facilities as are required.

E. The Hearing Officer finds that the modified CUP will not materially deviate from the terms and conditions imposed in the previously approved CUP.

F. The Hearing Officer finds that the approval of the application is necessary to allow reasonable operation and use granted in the CUP.

G. The Hearing Officer finds that all conditions of the original CUP and subsequent CUP Mods shall continue to apply, unless specifically modified by this approval.

H. After consideration of the addendum to the EIR, the Final EIR itself, and other addenda together with any comments received during the public review process, the Hearing Officer finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the CUP Modification will have a significant effect on the environment, finds the addendum reflects the independent judgment and analysis of the Hearing Officer, and approves the addendum.

THEREFORE, THE HEARING OFFICER:

1. Concludes the Addendum to the EIR for the Project was completed in compliance with CEQA and the State and County Guidelines related thereto.

2. Approves **CONDITIONAL USE PERMIT ("CUP") MODIFICATION NO. RPPL2019002028**, subject to the attached conditions.

ACTION DATE: October 22, 2024

JSH:EGA:MP

MODIFIED CONDITION ADDENDUM
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. 96-044-(5)
CONDITIONAL USE PERMIT ("CUP") MODIFICATION NO. RPPL2019002028

DRAFT MODIFICATION OF CONDITION NUMBERS 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45 OF CUP NO. 96-044-(5)

Pursuant to Chapter 22.236 (Minor Modification Or Elimination Of Conditional Use Permit Conditions) of the County Code, and in conformance with the Hearing Officer approval action regarding modification to CUP No. 96-044-(5) on October 22, 2024, the following Conditions of Approval of originally approved Conditional Use Permit Number 96-044 is hereby modified, as follows:

Condition No. 1, which currently states:

> "This grant authorizes the use of the subject property for 542 single-family lots, one public facility fire station lot, one public facility sheriff sub-station lot, two park lots, and three open space lots in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A" subject to all of the following conditions of approval."

With the requested modification, Condition No. 1 will state:

> **This grant permits the use of the subject property for 492 single-family lots, a fire station lot, a Sheriff sub-station lot, 3 private park lots, and 3 open space lots dedicated to the public, 12 debris basin lots, and a public school lot in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A' (Amendment Map), dated August 14, 2018, subject to all the following conditions of approval."**

Condition No. 8, which currently states:

> "The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project, are incorporated by this reference and made conditions of this permit. The permittee shall comply with the attached Mitigation Monitoring Program to the FEIR. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence;
>
> - Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits.

- At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase;
- Prior to occupancy clearances by the Department of Public Works; and,
- Additional reports shall be submitted as required by the Director, the Forester, and/or Fire Warden.

With the requested modification, this Condition No. 8 will state:

"The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project, and the Addendum to the Final Environmental Impact Report associated with Environmental Assessment No. RPPL2018004166, are incorporated by this reference and made conditions of this permit. The permittee shall comply with the Mitigation Monitoring Program to the FEIR, as amended by the Fourth Amendment to Vesting Tentative Tract Map No. 48086-(5). As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence;

- **Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits.**
- **At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase;**
- **Prior to occupancy clearances by the Department of Public Works; and**
- **Additional reports shall be submitted as required by the Director, and the Forester and/or Fire Warden.**

Condition No. 15, currently states:

"The subject property shall be graded, developed, and maintained in substantial compliance with the approved amended vesting tentative tract map and Exhibit "A" (dated 3/7/00), amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a revised Exhibit "A".

With the requested modification, Condition No. 15 will state:

> **"The subject property shall be graded, developed, and maintained in substantial compliance with the approved Fourth Amended Vesting Tentative Tract Map No. 48086-(5) and Exhibit "A" (dated August 14, 2018), showing total grading quantities of 7,237,000 cubic yards, with 5,287,000 of excavation and compaction, an additional 1,106,000 of alluvial removal and recompaction, stabilization fills of 402,000 cubic yards (cut/fill) and 442,000 (cut/fill) lot over-excavation, all balanced on-site. Future amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a Revised Exhibit "A".**

Condition No. 17, which currently states:

> "The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086 and Oak Tree Permit No. 96-044-(5)."

With the requested modification, Condition No. 17 will state:

> **"The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086, including Vesting Tentative Tract Map Amendments 1-4, Conditional Use Permit No. 96-044-(5), Oak Tree Permit No. 96-044-(5), and Oak Tree Permit No. 201300020.**
>
> **The Fourth Amendment to Vesting Tentative Tract Map 48086-(5) requires compliance with the following conditions of approval:**
>
> **Prior To Issuance Of A Certificate of Occupancy**
>
> - **A conservation easement, to be held by an agency experienced in the management of undisturbed land, and to be approved by the Director, shall be placed on areas designated as open space and undisturbed areas of Lot Nos. 11-15, 33,39-44, 55-56, 509, and 513 on the tentative map. The conservation easement shall be filed, reviewed and approved by the Director prior to issuance of certificates of occupancy for the project. Upon recordation, the subject recorded conservation easements shall not be subordinate in title to any liens, or monetary obligations. Permittee shall provide a current title report for each easement parcel to the agency slated to hold the easements and shall be responsible for all costs related to the easement review and recordation, including title insurance.**
>
> - **Permittee shall transfer ownership of undeveloped, natural area depicted as open space to a public agency, or non-profit conservation organization, to the satisfaction of the Director, for perpetual maintenance of those portions of the open space and shall dedicate to**

the County the right to restrict any and all development on said lots. The final executed agreement shall include a reasonable endowment for maintenance as agreed upon by the public agency, or non-profit agency, or non-profit conservation organization and permittee, and must be to the satisfaction of the Director.

- **Permittee shall avoid using "V" ditches in the open space areas so as to allow wildlife crossing, to the satisfaction of Public Works and Regional Planning.**

Prior To Issuance Of Any Grading Permits

- **Road widening improvements at the southern portion of the Project Site, adjacent to SR-14, shall include landscaping with indigenous/native plants that can connect and provide for wildlife passage between Spring Canyon Road 10-foot-high culvert and continue underneath Valley Canyon Road (proposed future Yellowstone Lane) to the southern natural, undisturbed slopes.**

- **Landscaping with indigenous plants shall provide for wildlife passage east of the Stonecrest Road/Yellowstone Lane intersection. The intersection shall be configured with indigenous/native landscaping to guide wildlife on the riding□hiking-wildlife trail to the east and south across Soledad Canyon Road and out of the intersection.**

Prior to Issuance of a Building Permit

- **For Lot No. 514 (school site) permittee shall coordinate with and notify the Sulphur Springs School District to prepare and submit preliminary improvement plans to the Public Works Traffic and Lighting Divisions (now Traffic, Safety and Mobility Division).**

- **Permittee shall comply with County Code Section 21.32.200 by contributing its fair share for regional infrastructure improvements at SR-14 northbound ramps/Soledad Canyon Road and SR-14 southbound ramps north of Sand Canyon Road/Soledad Canyon Road to the satisfaction of Public Works.**

- **Permittee shall contribute its fair share to the City of Santa Clarita to carry out improvements within the boundaries of the City's jurisdiction to the satisfaction of Public Works.**

- **Permittee shall submit to Public Works detailed striping and signal plans consistent with the findings and recommendations from the Soledad Canyon Road Speed Advisory Study to the satisfaction of said department.**

- **The bridge over Spring Canyon on Soledad Canyon Road (proposed future improvement/widening) shall be retained or reconstructed to the satisfaction of Regional Planning and Public Works. Bridge/street improvement plans, if implemented by the Permittee or by a separate agreed upon party, shall be reviewed and approved by the Director.**

- **Prior to the issuance of the building permit for the 301st residential dwelling unit, the permittee shall submit evidence that a second means of access has been physically constructed to the satisfaction of Regional Planning, Public Works, and the Fire Department.**

Prior To Issuance Of A Certificate of Occupancy For Any Residential Lot

- **Permittee shall construct and complete, or cause to be constructed and completed, the approved detailed striping and signal plans consistent with the findings and recommendations from the Soledad Canyon Road Speed Advisory Study to the satisfaction of Public Works."**

Condition No. 19, which currently states:

"A maximum of 542 single-family residential units are permitted on the subject property."

With the requested modification, Condition No. 19 will state:

"A maximum of 492 single-family residential units are permitted on the subject property."

Condition No. 22, which currently states:

"The permittee shall provide in the Covenants, Conditions, and Restrictions, to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine ("Cemex") south of the Antelope Valley Freeway with attendant impacts, which are permitted to continue their operations in compliance with requirements of the County Code and any applicable permits."

With the requested modification, Condition No. 22 will state:

"The permittee shall provide in the Covenants, Conditions, and Restrictions ("CC&R's"), to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine ("Cemex") south of the Antelope Valley Freeway (SR-14) with attendant resultant impacts, which are permitted to

continue their operations in compliance with requirements of the County Code and of any appliable permits. Prior to issuance of any Project building permit(s), Permittee shall establish a Homeowner's Association ("HOA") for the Project. CC&R's of the HOA shall be continuously maintained for the HOA. Where mitigation measures have provisions for buyers to receive information in escrow packages, the measures shall be recorded in the CC&R's."

Condition No. 23, which currently states:

"The Permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway, and proposed Cemex location south of the Antelope Valley Freeway."

With the requested modification, Condition No. 23 will state:

"The Permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway, and proposed Cemex location south of the Antelope Valley Freeway (SR-14). In addition, the sales office shall have brochures available to highlight the benefits of the green initiatives featured at the Project Site and a brochure from the National Wildlife Federation to inform homebuyers of the Backyard Habitat Program."

Condition No. 24, which currently states:

"The Permittee shall submit a copy of the project's Covenants, Conditions, and Restrictions to the Director for review and approval prior to the recordation of the final map for Vesting Tentative Tract Map No. 48086."

With the requested modification, Condition No. 24 will state:

"The permittee shall submit a copy of the project's CC&R's to the Director for review and approval prior to the recordation of the final map for Vesting Amended Tentative Tract Map 48086. A copy of these Project conditions of approval shall be attached and included as conditions in the CC&R's provided to homeowners, and the CC&R's shall prohibit any such condition from being amended in any way, or eliminated, without prior approval from the Director."

Condition No. 36, which currently states:

"The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code."

With the requested modification, Condition No. 36 will state:

"The permittee shall utilize water-saving devices and technology as well as solar and electric efficiency technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code.

Every residential dwelling unit within the Project Site shall be built with a solar panel system to generate electricity equivalent to 3 KwH.

Permittee shall fund 25 electric vehicle ("EV") charging stations within the Project Site and/or the surrounding community for the public to access and use, and once funded, these charging stations shall be installed by a third party electric car charging provider, such as ChargePointe or Blink.

Every residential dwelling unit constructed within the Project Site shall feature a 220V outlet in the garage for future EV chargers.

No community pool is currently planned in the community; however, if any community pool is built within the subdivision, it must be equipped with solar panels for heating.

Every residential dwelling unit constructed within the project site shall feature a tankless on-demand water heater. Every residential dwelling unit constructed within the project site shall comply with current ordinances and State laws, including low water and water conservation.

Every residential dwelling unit constructed within the project site shall be plumbed for an optional greywater system to recycle washing machine water or kitchen sink water for use in backyard landscaping.

Every residential dwelling unit constructed within the project site shall feature a rainwater collection system to reduce landscape water use.

All landscaping within the common space of the developed portion of the project site and in the front yards of each residential lot shall comply with the County Code and State laws, featuring drip irrigation with drought tolerant and/or native landscaping."

Condition No. 40, which currently states:

"The permittee shall, prior to issuance of the first single-family residential building permit, enter into a park development agreement with the Department of Parks and Recreation that provides for permittee's completion of (1) an approximately 18-acre active park ("Active Park") consisting of a total usable pad of approximately 4.6 acres, slopes, and parking area as depicted on an approved revised Exhibit "A", and (2) a one-acre passive park ("Passive Park") as shown on

an approved revised Exhibit "A" all to the satisfaction of the Department of Parks and Recreation. The following improvements to the Active Park shall be completed prior to the issuance of the certificate of occupancy for the first single-family residential unit in the project:

a. Improved youth soccer field;
b. Recreational turf and landscaping; and
c. Restroom facilities."

With the requested modification, Condition No. 40 will state:

"The permittee shall, prior to issuance of any building permit for the project, enter into a park development agreement with the Department of Parks and Recreation for development (1) an approximately 18-acre active park ("Active Park") and (2) a one-acre passive park ("Passive Park") as shown on an approved Revised Exhibit "A" all to the satisfaction of the Department of Parks and Recreation. Prior to the issuance of a building permit for the 213th residential dwelling unit, permittee shall complete, or cause complete construction of, the proposed active park; Pervious pavement shall be utilized in parking areas of the park and impervious pavement shall be eliminated wherever possible."

Condition No. 41, which currently states:

"The Passive Park shall be completed prior to the certificate of occupancy for the 100th single-family residential unit. The park development agreement shall provide that permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40 and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall otherwise bear the entire costs to complete such improvements."

With the requested modification, Condition No. 41 will state:

"The Passive Park shall be completed prior to the issuance of the Certificate of Occupancy for the 380th residential dwelling unit. The Permittee shall complete, or cause completion of, the proposed passive park. The park development agreement shall provide that the Permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40 and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall otherwise bear the entire costs to complete such improvements. Permittee shall pay the prevailing wage for park improvements. Permittee shall be eligible for a park obligation in-lieu fee credit for actual park improvement costs."

Condition No. 45, which currently states:

> "All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a revised plot plan, shall be submitted to and approved by the Director before issuance of a building permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.
>
> In addition to the review and approval of the Director, the landscaping plans will be reviewed by the staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department. 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. The landscaping plan shall be maintained in compliance with the approved grading plans."

With the requested modification, Condition No. 45 will state:

> **"All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a Revised Exhibit "A", shall be submitted to and approved by the Director before issuance of a grading permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.**
>
> **In addition to the review and approval of the Director, the landscaping plans shall be reviewed by the staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department ("Fire Department"). Their review shall 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. The landscaping plan shall be maintained in compliance with the approved grading plans.**
>
> **A low wall made of fire-resistant material, to a maximum 42 inches in height, may be constructed at the proposed building pad boundaries between fuel modification Zones B and C. Zone C and beyond, shall have indigenous native plants to the satisfaction of the Fire Department."**
>
> **The landscaping plan must show that all at least 50 percent of the area covered by landscaping will be locally indigenous species, including not only trees but shrubs and ground cover as well.**

However, if the applicant can prove to the satisfaction of staff that a 50 percent or more locally indigenous species is not possible due to County fire safety requirements, then staff may determine that a lower percentage is required. In those areas where staff approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting required shall be at least 30 percent. The landscaping will include trees, shrubs, and ground covering at a mixture and density determined by staff and the Fire Department. Fire retardant plants should be given first consideration.

Permitted Plantings. Only trees, shrubs, and ground coverings indigenous to the local region may be used. Permittee shall plant indigenous/native vegetation in the open spaces, and on slopes, as long as it is outside of the fuel modification zones and 50 feet from structures. Fire retardant and locally indigenous plants that may also be used for the required 50 percent of such landscaping can be found on the attached list (marked Exhibit "B") complied by the Los Angeles County Fire Department. This list may be amended as approved by staff.

Existing native and non-native trees shall be mapped to the satisfaction of the Director, including holly-leaf cherry trees and California junipers.

Holly-leaf cherry trees impacted by the Project shall be replaced and preserved in open space areas to the satisfaction of the Director. The Subdivider shall provide mitigation trees of eight to one (8:1) for each tree removed. Soil testing and land banking for the holly-leaf trees shall be accomplished prior to issuance of building permits, to the satisfaction of the Director.

Mitigation trees shall be planted within one year of the holly-leaf cherry tree removals. Permittee shall inform the Director when such trees have been planted.

Permittee or authorized party shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree to the satisfaction of the Director. The five-year maintenance period will begin upon notification from Permittee that such trees have been planted. The maintenance period of the trees failing to survive five years will start anew with different replacement trees.

Active Park. Indigenous/native vegetation shall be required on all slopes outside of fuel modification zones, or 50 feet from structures. Revegetation of slopes in, adjoining, and adjacent to the active park shall be completed within five years of the active park's complete and final construction to aid with the success and visibility of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the

satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits.

Passive Park. Indigenous/native vegetation shall be required on all slopes outside of fuel modification zones, or 50 feet from structures Revegetation of slopes in, adjoining and adjacent to the passive park's complete and final construction to aid with the success and viability of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits.

Timing of Planting. Prior to the issuance of building permits for any construction, the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within 6 months and expected growth during the subsequent 18 months.

The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs, and ground coverings shall be completed within six months following occupancy.

The approved landscaping plan shall set forth goals for the growth of new plants in order to achieve established landscaping within 18 months following completion of the required planting. The permittee shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan.

These requirements shall not apply to areas which have been previously landscaped and irrigated during other phases of development.

EXHIBIT D

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

CONDITIONAL USE PERMIT MODIFICATION FINDINGS

Pursuant to Section 22.236.050 (Findings and Decision), the applicant shall substantiate the following:

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

B.1 The Findings and Decision in Section 22.158.050 for the Conditional Use Permit as modified has been satisfied.
This project has been through a series of Amendments as was required during the deeper review of design/development drawings, plans and reports in the Final Map review process. A total of 4 Amendments were approved, but Findings, Conditions & Mitigations (some of which have already been completed/satisfied) have some inconsistencies. This Modification is being requested to bring all of the documents into alignment with approved drawings, plans and studies, as well as the Final Maps.
B.2 The modified Conditional Use Permit will not materially deviate from the terms and conditions imposed in the previously approved Conditional Use Permit.
The Modifications being requested have to do with correcting minor errors in the original documents and they do not change the original intent. From a Planning perspective, this process is necessary after or around the time of Final Map recordation. This project is also enhancing some of the Conditions & Mitigations to provide additional public benefit and to be consistent with newer Ordinance requirements that have been adopted since the original entitlements were granted.
B.3 Approval of the application is necessary to allow the reasonable operation and use granted in the Conditional Use Permit.
The Modifications requested only bring all of the language of the Findings, Condiitons and Mitigations into consistency with the series of land use entitlements which have been granted over a period of years from 1996 to 2019. The intent is to help assure a more clear and consistent representation of the intent of the Board of Supervisors and Regional Planning Commission in their respective reviews and approvals.

PROJECT NARRATIVE – SPRING CANYON PROJECT

CONDITIONAL USE PERMIT MODIFICATION RPPL2019002028

MODIFICATION TO CONDITIONAL USE PERMIT 96-044-(5)

Associated Cases:
VESTING TRACT 48086
(FINAL MAPS 48086, 48086-01, 48086-02 and 48086-03)
OAK TREE PERMTS 96-044-(5), 201300020

PROJECT NAME: Spring Canyon

ASSESSOR'S PARCEL NUMBERS: See attached Assessor's Parcel Maps

PURPOSE OF THIS REQUEST:

The intent of this application is to clean up any inconsistencies in the conditions of approval of CUP96-044-(5) as a result of approved amendments to Vesting Tentative Tract Map 48086. A matrix which includes the original CUP conditions, proposed revised condition language, and the reason for the modifications is attached.

Since initial approval, the project has been through a long series of reviews for a variety of permit processes with revisions required in response to more detailed studies and plans in association with recordation of final maps.

On August 3, 2004, the Los Angeles County Board of Supervisors approved the Spring Canyon project. The project's Vesting Tentative Tract Map (VTTM) 48086 depicted 542 single-family residential lots, 1 fire station lot, 1 sheriff sub-station lot, 2 park lots, and 3 open space lots on approximately 548.1 acres, with associated Conditional Use Permit 96-044-(5) authorizing a density-controlled development and Oak Tree Permit 96-044-(5) to permit the removal of 4 oak trees.

Since that initial approval, there have been four amendments to VTTM 48086, and the approval of a subsequent Oak Tree Permit.

On September 25, 2007, an amendment to VTTM (Amendment #1) was approved to reduce the number of single-family residential lots to 499 (or 531 if the school was not ultimately proposed) relocate an elementary school site, adjust lot lines and lot configurations, revise street patterns, relocate a water reservoir, redesign drainage facilities and add desilting basins, upgrade street improvements to provide a wildlife corridor and eliminate stream course encroachments, and change the grading footprint and grading amount to 5.3 million cubic yards, balanced on-site.

On January 18, 2011, Amendment #2 was approved to authorize a reduction in single-family residential lots to 492, relocate the school site, and reduce retaining wall height.

On October 2, 2012, Amendment #3 to VTTM48086 authorized map conditions and mitigation measures language changes requested by the Department of Public Works.

On October 15, 2013, Oak Tree Permit 201300020 was approved to authorize the removal of four additional oak trees on the project site.

On January 2, 2019, Amendment #4 was approved by the Hearing Officer to adjust the timing of certain conditions and mitigation measures related to sequencing of infrastructure timing. The approval of Amendment #4 was appealed to the Board of Supervisors.

On June 25, 2019, the Board of Supervisors approved Amendment #4. Recognizing the changes to standards since the original approval, the Board's approval included Condition No. 20 requiring the submittal and approval of a modification to Conditional Use Permit 96-044-(5) to ensure conditions reflect all changes approved by the four amendment maps, reflect current language of project mitigation measures and incorporate technological advances since 2004. Condition No. 20 required the modification application be submitted prior to final map recordation. Conditional Use Permit Modification RPPL201900208 was submitted on April 2,2019.

Four final maps have been recorded, covering the entire project site. Improvement plans associated with each map, where improvements were conditioned, were submitted and approved prior to recordation and bonds werprovided to ensure completion of the construction of the improvements.

Final Map Number	**Date Recorded**	**Description**
48086	August 7, 2019	Total: 116 lots 215 single-family residential lots 1 debris basin lot
48086-01	July 12, 2017	Total: 1 lot One 114.9 acre open space lot
48086-02	August 7, 2019	Total: 266 lots 249 single-family residential lots 2 open space lots 1 fire station lots 1 sheriff station lot 1 water tank 9 debris basin lots 3 private park lots
48086-03	August 7, 2019	Total: 131 lots 128 single-family lots 2 debris basin lots 1 school lot

Other completed or pending project activities are described below:

- Landscaping plans (REA201100276) for the entire project site were approved on July 1, 2020, including the passive park improvements and the mitigation planting plan.

- Grading plans have been approved to authorize project grading and a permit has been issued. It is anticipated project grading will commence in fall, 2024.
- The project team is working to obtain necessary permits for the Shadow Pines lift station and continues to work with CalTrans on outstanding issues.
- Revised Exhibit A applications (REA2022006009, REA2022006011, and REA2022006012) have been submitted for entry monumentation and are under review by County staff.
- Conceptual plans for the design of the active park have been reviewed by Parks and Recreation staff. The project team is finalizing construction plans for submittal. The park development agreement will be submitted to staff for review shortly.

CUP94-004 Condition	Proposed Revised Condition	Reason for change
1. This grant authorizes the use of the subject property for 542 single- family lots, one public facility fire station lot, one public facility sheriff sub-station lot, two park lots, and three open space lots in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A" subject to all of the following conditions of approval	~~Conditional Use Permit Modification No. RPPL2019002028 This grant authorizes modification of the conditions of approval of Conditional Use Permit No. 96-044-(5) to ensure consistency with the conditions of approval of Amended Vesting Tentative Tract Map 48086-(5), which was approved to adjust timing of certain conditions of approval related to sequencing and clarification for grading and road improvements, parks and trails improvements and landscaping installation.~~ This grant permits the use of the subject property for 492 single-family lots, a fire station lot, a Sheriff sub-station lot, 3 private park lots, and 3 open space lots dedicated to the public, 12 debris basin lots, and a public school lot in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A' (Amendment Map), dated August 14, 2018 , subject to all the following conditions of approval.	Language expanded to address the CUP Modification directly and the specifics of ATM#4. Amended Vesting Tentative Tract Map No.48086 (Amendment Map No. 2), approved on January 11, 2011, changed the number of single-family units to 492. Previous clarification of public facility lots, including debris basins, were authorized by Amendment Map No. 1 approved on January 9, 2008. All previous changes were incorporated into the fourth amendment map dated August 18, 2018. August 14, 2018, is noted as the map date in Condition #18 of ATM#4
8. The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project, are incorporated by this reference and made conditions of this permit. The permittee shall comply with the attached Mitigation Monitoring Program to the FEIR. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence; - Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits. - At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase; - Prior to occupancy clearances by the Department of Public Works; and, - Additional reports shall be submitted as required by the Director, the Forester, and/or Fire Warden.	The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project, and the Addendum to the Final Environmental Impact Report associated with Environmental Assessment No. RPPL2018004166, are incorporated by this reference and made conditions of this permit. The permittee shall comply with the Mitigation Monitoring Program to the FEIR, as amended by the Fourth Amendment to Vesting Tentative Tract Map No. 48086-(5). As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence; - Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits. - At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase; - Prior to occupancy clearances by the Department of Public Works; and - Additional reports shall be submitted as required by the Director, the Forester, and/or Fire Warden.	Language expanded.

15. The subject property shall be graded, developed, and maintained in substantial compliance with the approved amended vesting tentative tract map and Exhibit "A" (dated 3/7/00), amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a revised Exhibit "A".	The subject property shall be graded, developed, and maintained in substantial compliance with approved Amended Vesting Tentative Tract Map No. 48086 and Exhibit "A" (dated August 14, 2018), showing total grading quantities of 7,237,000 cubic yards, with 5,287,000 of excavation and compaction, an additional 1,106,000 of alluvial removal and recompaction, stabilization fills of 402,000 cubic yards (cut/fill) and 442,000 (cut/fill) lot over excavation, all balanced on-site. Future amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a revised Exhibit "A".	Date of Amendment Map No. 4. Grading quantities expanded. No export is proposed. See rough grading plan
17. The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086 and Oak Tree Permit No. 96-044-(5).	The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086, including Amended Vesting Tentative Tract Maps 1-4, Conditional Use Permit No.96-044-(5), Oak Tree Permit No. 96-044-(5) and Oak Tree Permit No. 201300020. The Fourth Amendment to Vesting Tentative Tract Map 48086-(5) requires compliance with the following conditions of approval: A conservation easement, to be held by an agency experienced in the management of undisturbed land, and to be approved by the Director, shall be placed on areas designated as open space and undisturbed areas of lot nos. 11-15, 33,39-44, 55-56, 509, and 513 on the tentative map. The conservation easement shall be filed, reviewed and approved by the Director prior to issuance of certificates of occupancy for the project. Upon recordation, the subject recorded conservation easements shall not be subordinate in title to any liens, or monetary obligations. Permittee shall provide a current title report for each easement parcel to the agency slated to hold the easements and shall be responsible for all costs related to the easement review and recordation, including title insurance. Permittee shall transfer ownership of undeveloped, natural area depicted as open space to a public agency, or non-profit conservation organization, to the satisfaction of the Director, for perpetual maintenance of those portions of the open space and shall dedicate to the County the right to restrict any and all development on said lots. The final executed agreement shall include a reasonable endowment for maintenance as agreed upon by the public agency, or non-profit agency, or non-profit conservation organization and permittee, and must be to the satisfaction of the Director. Permittee shall avoid using "V" ditches in the open space areas so as to allow wildlife crossing, to the satisfaction of Public Works and Regional Planning. Prior to Issuance of any grading permits Road widening improvements at the southern portion of the Project Site, adjacent to SR-14, shall include landscaping with indigenous/native plants that can connect and provide for wildlife passage between Spring Canyon Road 10-foot high culvert and continue underneath Valley Canyon Road (proposed future Yellowstone Lane) to the southern natural, undisturbed slopes.	Added Oak Tree Permit No. 201300020 approved October 15, 2013, for additional oak tree impacts. Added amendment maps. Added Conditional Use Permit 96-044-(5) Added Conditions of ATM#4 Condition 46 Condition 47 Condition 53 Condition 29

	Landscaping with indigenous plants shall provide for wildlife passage east of the Stonecrest Road/Yellowstone Lane intersection. The intersection shall be configured with indigenous/native landscaping to guide wildlife on the riding-hiking-wildlife trail to the east and south across Soledad Canyon Road and out of the intersection.	Condition 30
	Prior to Issuance of a Building Permit: For Lot no. 514 (school site) permittee shall coordinate with and notify the Sulphur Springs School District to prepare and submit preliminary improvement plans to the Public Works Traffic and Lighting Divisions	Condition 21
	Permittee shall comply with County Code Section 21.32.200 by contributing its fair share for regional infrastructure improvements at SR-14 northbound ramps/Soledad Canyon Road and SR-14 southbound ramps north of Sand Canyon Road/Soledad Canyon Road to the satisfaction of Public Works.	Condition 23
	Permittee shall contribute its fair share to the City of Santa Clarita to carry out improvements within the boundaries of the City's jurisdiction to the satisfaction of Public Works.	Condition 25
	Permittee shall submit to Public Works detailed striping and signal plans consistent with the findings and recommendations from the Soledad Canyon Road Speed Advisory Study, to the satisfaction of said department.	Condition 27
	The bridge over Spring Canyon on Soledad Canyon Road (proposed future improvement/widening) shall be retained or reconstructed to the satisfaction of Regional Planning and Public Works. Bridge/street improvement plans, if implemented by the Permittee or by a separate agreed upon party, shall be reviewed and approved by the Director.	Condition 33
	Prior to the issuance of the building permit for the 301 residential dwelling unit, the permittee shall submit evidence that a second means of access has been physically constructed to the satisfaction of Regional Planning, Public Works, and the Fire Department.	Condition 44
	Prior to issuance of a Certificate of Occupancy for any residential lot: Permittee shall construct and complete, or cause to be constructed and completed, the approved detailed striping and signal plans consistent with the findings and recommendations from the Soledad Canyon Road Speed Advisory Study, to the satisfaction of Public Works.	Condition 28
19. A maximum of 542 single-family residential units are permitted on the subject property.	A maximum of 492 single-family residential units are permitted on the subject property.	Reflects approved amendment maps.

22.The permittee shall provide in the Covenants, Conditions, and Restrictions, to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine ("Cemex") south of the Antelope Valley Freeway with attendant impacts, which are permitted to continue their operations in compliance with requirements of the County Code and any applicable permits	The permitttee shall provide in the Covenants, Conditions, and Restrictions, to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine ("Cemex") south of the Antelope Valley Freeway with ~~attendant~~ resultant impacts, which are permitted to continue their operations in compliance with requirements of the County Code and any applicable permits. Prior to issuance of any Project building permit(s), Permittee shall establish a Homeowner's Association ("HOA") for the Project. #35 Convenants, Conditions, and Restrictions ("CC&R's") of the HOA shall be continuously maintained for the HOA. #36 Where mitigation measures have provisions for buyers to receive information in escrow packages, the measures shall be recorded in the CC&R's. #38	Clarified that Cemex condition is included and changed attendant to resultant. Revised to include requirement for establishment of a Homeowner's Association ("HOA") that was not included in original conditions. Added language to be consistent with the Board of Supervisors approval of the fourth amendment to VTTM48086; Conditions 35, 36, modified to remove reference to prior to final map approval, and 38.
23. The Permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway, and proposed Cemex location south of the Antelope Valley Freeway.	The Permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway, and proposed Cemex location south of the Antelope Valley Freeway. In addition, the sales office shall have brochures available to highlight the benefits of the green initiatives featured at the Project Site and a brochure from the National Wildlife Federation to inform homebuyers of the Backyard Habitat Program.	Added ATM Condition 65
24.The Permittee shall submit a copy of the project's Covenants, Conditions, and Restrictions to the Director for review and approval prior to the recordation of the final map for Vesting Tentative Tract Map No. 48086.	The permittee shall submit a copy of the project's Covenants, Conditions, and Restrictions to the Director for review and approval prior to the recordation of the final map for Vesting Amended Tentative Tract Map 48086. A copy of these Project conditions of approval shall be attached and included as conditions in the CC&R's **provided to homeowners**, and the CC&R's shall prohibit any such condition from being amended in any way, or eliminated, without prior approval from the Director.	Added ATM4 Condition 37 Bold language added

36.The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code.	The permittee shall utilize water-saving devices and technology as well as solar and electric efficiency technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code. Every residential dwelling unit within the Project Site shall be built with a solar panel system to generate electricity equivalent to 3 KwH. #54 Permittee shall fund 25 electric vehicle ("EV") charging stations within the Project Site and/or the surrounding community for the public to access and use, and once funded, these charging stations shall be installed by a third party electric car charging provider, such as ChargePointe or Blink. #55 Every residential dwelling unit constructed within the Project Site shall feature a 220V outlet in the garage for future EV chargers. #56 No community pool is currently planned in the community; however, if any community pool is built within the subdivision, it must be equipped with solar panels for heating. #57 Every residential dwelling unit constructed within the project site shall feature a tankless on-demand water heater. Every residential dwelling unit constructed within the project site shall comply with current ordinances and State laws, including low water and water conservation. #58, 59 Every residential dwelling unit constructed within the project site shall be plumbed for an optional greywater system to recycle washing machine water or kitchen sink water for use in backyard landscaping. #61 Every residential dwelling unit constructed within the project site shall feature a rainwater collection system to reduce landscape water use. All landscaping within the common space of the developed portion of the project site and in the front yards of each residential lot shall comply with the County Code and State laws, featuring drip irrigation with drought tolerant and/or native landscaping. #63	Added language to be consistent with the Board of Supervisors approval of ourth amendment to VTTM48086; Conditions 54, 55, 56, 57, 58, 59, 61, 62, 63 All conditions included here are the exact language of ATM#4 even though already required. Added missing Condition 57.

40. The permittee shall, prior to issuance of the first single-family residential building permit, enter into a park development agreement with the Department of Parks and Recreation that provides for permittee's completion of (1) an approximately 18 acre active park ("Active Park") consisting of a total usable pad of approximately 4.6 acres, slopes, and parking area as depicted on an approved revised Exhibit "A", and (2) a one acre passive park ("Passive Park") as shown on an approved revised Exhibit "A" all to the satisfaction of the Department of Parks and Recreation. The following improvements to the Active Park shall be completed prior to the issuance of the certificate of occupancy for the first single-family residential unit in the project: a. Improved youth soccer field b. Recreational turf and landscaping; and c. Restroom facilities.	#39 The permittee shall, prior to issuance of ~~the first single-family residential~~ any building permit for the project enter into a park development agreement with the Department of Parks and Recreation for development 1) an approximately 18 acre active park ("Active Park") and (2) a one acre passive park ("Passive Park") as shown on an approved revised Exhibit "A" all to the satisfaction of the Department of Parks and Recreation. Prior to the issuance of a building permit for the 213th residential dwelling unit, permittee shall complete, or cause complete construction of, the proposed active park; Pervious pavement shall be utilized in parking areas of the park and impervious pavement shall be eliminated wherever possible. #40,	Added language to be consistent with the Board of Supervisors approval of the fourth amendment to VTTM48086; Conditions 39, 40, 41
41. The Passive Park shall be completed prior to the certificate of occupancy for the 100th single-family residential unit. The park development agreement shall provide that permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40 and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall otherwise bear the entire costs to complete such improvements.	41. ~~The Passive Park shall be completed prior to the certificate of occupancy for the 100th single-family residential unit.~~ The Passive Park shall be completed prior to the issuance of the Certificate of Occupancy for the 380th residential dwelling unit. The Permittee shall complete, or cause completion of, the proposed passive park. The park development agreement shall provide that permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40 and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall otherwise bear the entire costs to complete such improvements. Permittee shall pay the prevailing wage for park improvements. Permittee shall be eligible for a park obligation in-lieu fee credit for actual park improvement costs.	Requirement for the completion of the passive park is included in condition 40. #41 Added language to be consistent with the Board of Supervisors approval of fourth amendment to Vesting Tentative Tract Map 48086; Condition 42 Added back in park development agreement language.
45. All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a revised plot plan, shall be submitted to and approved by the Director before issuance of a building permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. In addition to the review and approval of the Director, the landscaping plans will be reviewed by the staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department. 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. The landscaping plan shall be maintained in compliance with the approved grading plans.	All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a revised ~~plot plan~~, shall be submitted to and approved by the Director before issuance of a ~~building~~ permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. In addition to the review and approval of the Director, the landscaping plans will be reviewed by the staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department. 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 incompliance with fire safety requirements. The landscaping plan shall be maintained in compliance with the approved grading plans. A low wall made of fire-resistant material, to a maximum 42 inches in height, may be constructed at the proposed building pad boundaries between fuel modification Zones B and C. Zone C and beyond, shall have indigenous native plants to the satisfaction of the Fire Department.	Added language to be consistent with the Board of Supervisors approval of the fourth amendment to VTTM48086; Condition 52

Revised Exhibit A

grading

The landscaping plan must show that at least 50 percent of the area covered by landscaping will be locally indigenous species, including not only trees, but shrubs and ground covering as well. However, if the applicant can prove to the satisfaction of staff that a 50 percent or more locally indigenous species is not possible due to County fire safety requirements, then staff may determine that a lower percentage is required. In those areas where staff approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting required shall be at least 30 percent. The landscaping will include trees, shrubs, and ground covering at a mixture and density determined by staff and the Fire Department. Fire retardant plants should be given first consideration. **Permitted Plantings.** Trees, shrubs, and ground coverings indigenous to the local region may be used for the required 50 percent landscaping. Fire retardant and locally indigenous plants that may also be used for the required 50 percent of such landscaping can be found on the attached list (marked Exhibit "B") complied by the Los Angeles County Fire Department. This list may be amended as approved by staff. **Timing of Planting.** Prior to the issuance of building permits for any construction, the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within 6 months and expected growth during the subsequent 18 months. The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs, and ground coverings shall be completed within six months following occupancy. The approved landscaping plan shall set forth goals for the growth of new plants in order to achieve established landscaping within 18 months following completion of the required planting. The permittee shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan. These requirements shall not apply to areas which have been previously landscaped and irrigated during other phases of development.	The landscaping plan must show that all ~~at least 50 percent of the area covered by~~ landscaping will be locally indigenous species, including not only trees but shrubs and ground cover as well. ~~However, if the applicant can prove to the satisfaction of staff that a 50 percent or more locally indigenous species is not possible due to County fire safety requirements, then staff may determine that a lower percentage is required. In those areas where staff approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting required shall be at least 30 percent. The landscaping will include trees, shrubs, and ground covering at a mixture and density determined by staff and the Fire Department. Fire retardant plants should be given first consideration.~~ **Permitted Plantings.** Only trees, shrubs, and ground coverings indigenous to the local region may be used. Permittee shall plant indigenous/native vegetation in the open spaces, and on slopes, as long as it is outside of the fuel modification zones and 50 from structures.~~for the required 50 percent landscaping~~. ~~Fire retardant and locally indigenous plants that may also be used for the required 50 percent of such landscaping can be found on the attached list (marked Exhibit "B") complied by the Los Angeles County Fire Department. This list may be amended as approved by staff.~~ Existing native and non-native trees shall be mapped to the satisfaction of the Director, including holly-leaf cherry trees and California junipers. Holly-leaf cherry trees impacted by the Project shall be replaced and preserved in open space areas to the satisfaction of the Director. The Subdivider shall provide mitigation trees of eight to one (8:1) for each tree removed. Soil testing and land banking for the holly-leaf trees shall be accomplished prior to issuance of building permits, to the satisfaction of the Director. Mitigation trees shall be planted within one year of the holly-leaf cherry tree removals. Permittee shall inform the Director when such trees have been planted. Permittee or authorized party shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree to the satisfaction of the Director. The five-year maintenance period will begin upon notification from Permittee that such trees have been planted. The maintenance period of the trees failing to survive five years will start anew with different replacement trees. Active Park. Indigenous/native vegetation shall be required on all slopes outside of fuel modification zones, or 50 feet from structures. Revegetation of slopes in, adjoining, and adjacent to the active park shall be completed within five years of the active park's complete and final construction to aid with the success and visibility of the plantings, depending on the type of habitat designed in the landscape plan and schedule of	Condition 64 Condition 48 #66 Condition 49 Condition 50 Condition 51 Condition 31

	revegetation, to the satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits. Passive Park. Indigenous/native vegetation shall be required on all slopes outside of fuel modification zones, or 50 feet from structures Revegetation of slopes in, adjoining and adjacent to the passive park's complete and final construction to aid with the success and viability of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits. **Timing of Planting.** Prior to the issuance of building permits for any construction, the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within 6 months and expected growth during the subsequent 18 months. The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs, and ground coverings shall be completed within six months following occupancy. The approved landscaping plan shall set forth goals for the growth of new plants in order to achieve established landscaping within 18 months following completion of the required planting. The permittee shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan. These requirements shall not apply to areas which have been previously landscaped and irrigated during other phases of development.	Condition 32.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	October 22, 2024
PROJECT NUMBER:	96-044-(5)
PERMIT NUMBER(S):	Conditional Use Permit ("CUP") Modification No. RPPL2019002028
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	North of the Antelope Valley Freeway (SR-14) and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon, in the Soledad Zoned District in the Santa Clarita Valley Planning Area
OWNER/APPLICANT:	Spring Canyon Recovery Acquisition LLC
CASE PLANNER:	Marie Pavlovic, Senior Planner mpavlovic@planning.lacounty.gov

ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR CUP MODIFICATION NO. RPPL2019002028

CUP Modification No. RPPL2019002028 is a request to modify 12 conditions of approval (Nos. 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45) of CUP No. 96-044-(5) (original CUP) to align with new and adjusted conditions in the Fourth Amendment to Vesting Tentative Tract Map No. 48086 (RPPL2018004065) ("Fourth Amendment"), which was approved by the Los Angeles County ("County") Board of Supervisors ("Board") on June 25, 2019. CUP No. 96-044 was approved by the Board on August 3, 2004, authorizing a density-controlled development within a Hillside Management Area, along with the related Vesting Tentative Tract Map No. 48086; the Vesting Tentative Map was amended three times before its Fourth Amendment approval in 2019. The Project is located north of the Antelope Valley (SR-14) Freeway and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon, in the Soledad Zoned District in the Santa Clarita Valley Planning Area within the Soledad Zoned District of the County.

Section 15164 of the California Environmental Quality Act authorizes Lead Agencies to prepare an Addendum to a previously adopted Environmental Impact Report ("EIR") if changes or additions to the document are necessary and none of the conditions described in Section 15162 are present. Staff of the County Department of Regional Planning has determined that none of the conditions described in Section 15162 are present. No new environmental effects have been identified as there are no changes to subdivision design or scope of the proposed development. There are no substantial changes to the circumstances

under which the approved project was undertaken, and no new information pertaining to the subject property or impacts to the existing development have been discovered during the preparation of this Addendum.

Therefore, the Addendum to the previously certified EIR (State Clearinghouse No. 19997031043), which is available at https://lacdrp.legistar.com/LegislationDetail.aspx?ID=6739794&GUID=389DDCEA-319E-49F2-91F8-3B62FAE0E05C&Options=ID|Text|&Search=48086, provides adequate environmental analysis for the project as currently amended.

MITIGATION MONITORING PROGRAM

SPRING CANYON PROJECT

PREPARED FOR
COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

OWNER/APPLICANT
VALLEY CANYON PARTNERS, LLC
23622 CALABASAS ROAD, SUITE 200
CALABASAS, CA 91302

JULY 8, 2003

LDC
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LAND DESIGN CONSULTANTS, INC.
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I. INTRODUCTION

A mitigation monitoring program for the Spring Canyon Project (V.T.T.M. 48086) follows. In order to demonstrate that compliance with the mitigation measures is feasible during and after project implementation, the following matrix outlines Mitigation Measure(s), Party Responsible for Mitigation, Monitoring Action, Party Responsible for Monitoring, and Monitoring Implementation.

The mitigation measures contained herein have been revised, where necessary, from those in the text of the Draft Environmental Impact Report in response to further project review and comments received during public circulation and the public hearing process.

The Mitigation Monitoring Program is proposed pursuant to the provisions of Section 21081.6 of the California Public Resources Code.

Mitigation Monitoring Program

Monitoring of specific mitigation measures has been appropriately assigned to specific agencies and/or entities relative to their particular area of expertise. Many of these monitoring actions are already included in the existing County review process, however, others require additional oversight to ensure compliance with any specially adopted conditions of approval.

The Los Angeles County Department of Regional Planning (LACDRP) is the appropriate agency to serve as the Lead Monitoring Agency with respect to the Conditional Use Permit, having broad oversight in regard to applicant compliance and the effective performance of identified sub-monitoring agencies as a condition of project approval.

LACDRP will require sequential reports by the applicant affirming compliance with sub-monitoring Agencies. In addition, the applicant may be required to retain an independent environmental consultant throughout an appropriately designated time frame so as to ensure mitigation compliance, timely preparation of reports, and to assist LACDRP in their role as Lead Monitoring Agency. An appropriate funding mechanism will also be required as a condition of project approval.

Consequences of non-compliance may include, but not be limited to, revocation actions, DA referrals and other appropriate actions, in the event that such action is required.

The following acronyms are used in the mitigation monitoring plan:

ACOE	United States Army Corps of Engineers
CC&R	Covenants, Conditions and Restrictions
CDFG	California Department of Fish & Game
CRWQCB	California Regional Water Quality Control Board
DHS	Drainage & Hydrology Section
GSD	Geology & Soils Division
HOA	Home Owners Association
LACDPR	Los Angeles County Department of Parks & Recreation
LACDPW	Los Angeles County Department of Public Works
LACDRP	Los Angeles County Department of Regional Planning
LACFD	Los Angeles County Fire Department
LACFFW	Los Angeles County Forester & Fire Warden
LACPL	Los Angeles County Public Library
LACS	Los Angeles County Sheriff Department
LACSD	County of Los Angeles Sanitation Districts
LACTLD	County of Los Angeles Traffic & Lighting Division
N/A	Not Applicable
SCAQMD	South Coast Air Quality Management District
SSSD	Sulphur Springs School District
WHUSD	William S. Hart Union High School District

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
GEOTECHNICAL				
The following project-specific (PS) mitigation measures shall be implemented prior to project development. Implementation of all of the mitigation measures listed below along with the standard engineering measures included in the final geotechnical report, in addition to the standard requirements set forth by the County of Los Angeles and the Uniform Building Code (listed in the Geotechnical Report in Appendix F), will reduce any potentially significant geologic impacts to a level that is less than significant.				
• (PS) As necessary, the west-facing slopes below the proposed water tank(s) shall be stabilized by means of buttress fills in order to mitigate for existing unsupported bedding planes.	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW	Prior to grading plan approval
• (PS) Mitigation for the eight (8) landslides and/or slumps mapped within the limits of proposed development on the site shall include, at minimum, the following: • landslides in the interior of the area to be developed shall be mitigated by removal and replacement with compacted fill. Specific recommendations shall	Project Applicant; Grading contractor; Project geologist Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan Review and approval of grading plan	LACDPW LACDPW	Prior to grading plan approval Prior to grading; during and post-development inspections

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
be prepared during the preliminary and grading plan review stages of the project; • landslides that have the potential to fail into debris basins shall be mitigated by means of toe stabilization or buttressing; • landslides that exist on slopes subjacent to proposed development shall be mitigated with shear keys or buttresses; • landslides located outside the limits of proposed development need not be stabilized, but shall be placed in "Restricted Use Areas" prior to Tract Map recordation.				
• (PS) In order for the subdrain system to outlet in Spring and Tapie Canyons, the southern portion of the subdrain shall be placed within compacted fill. Concrete headwalls shall be required at the transition from perforated to non-perforated pipe and shall be utilized as directed in the field.	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW	Prior to grading; during and post-development inspections
• (PS) Existing artificial fills occur within the existing gas line easement, dirt roads and as part of the down-slope north embankment of Valley Canyon Road. Agency(ies) governing the improvements on Valley Canyon Road	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW & The Gas Company	Prior to grading; during and post-development inspections

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
shall be contacted to obtain information as to the time and standards under which the fill was constructed. Where removals and/or standards used during previous construction do not meet present standards and/or requirements, setbacks and/or deepened foundations shall be required where removals are restricted by offsite improvements.				
• (PS) The Gas Company shall be contacted to verify that the added surcharge fill will not detrimentally affect the buried line. Further information shall be obtained relative to Gas Company requirements for working (i.e., cleanouts, fill placement equipment loading/ crossing, etc) on/or near the gas line. Upon direction from the Gas Company, the gas line shall be spanned with a small bridge structure.	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW & The Gas Company	Prior to grading; during and post-development inspections
• (PS) All future grading and/or exploration near Highway 14 shall require coordination with the State of California Department of Transportation (Caltrans).	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW & CALTRANS	Prior to grading; during and post-development inspections
FLOOD HAZARD				
Implementation of all of the following standard (S) and project specific (PS)				

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
mitigation measures will reduce the potential for flood hazard impacts to a less than significant level.				
• (S) All drainage improvements will conform to the Drainage Concept Plan submitted to and approved by the Los Angeles County Department of Public Works. All proposed onsite drainage facilities are subject, in their final design, to the standards and specifications set forth by the County Department of Public Works and will be reviewed in detained during the storm drain permitting process.	Project Applicant; Project engineer; Grading contractor	Approval of drainage concept	LACDPW-Drainage & Hydrology Section	Prior to recordation of final map; during and post construction inspections
• (S) Implement County-approved onsite drainage improvements of inlet/outlet structures and storm drains.	Project Applicant; Project engineer; Grading contractor	Approval of drainage concept	LACDPW-Drainage & Hydrology Section	Prior to recordation of final map; during and post construction inspections
• (S) Landscape and maintain proposed cut and fill slopes with drought-tolerant vegetation to reduce potential increases in runoff and erosion.	Project Applicant; Landscape contractor; Project occupants	Approval of landscape plan; onsite inspections	LACDRP; LACDPW; LACFD	Prior to grading permit approval; during and post construction inspections
• (S) Elevate all building pads above the Q_{50} storm flow level.	Project Applicant; Project engineer; Grading contractor	Approval of drainage concept; issuance of grading permit; issuance of construction permits for improvements	LACDPW-Drainage & Hydrology Section	Prior to issuance of grading permit
• (S) Obtain necessary permits from the United States Army Corps of Engineers	Project Applicant	Condition of project approval	CRWQCB, ACOE, CDFG, LACDPW	Prior to issuance of grading permit

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
(ACOE) and the California Department of Fish and Game (CDFG) for alteration of existing natural drainage courses prior to grading permit issuance.				
• (S) In order to reduce erosion in the adjacent natural drainage courses, energy dissipation devices at the outlets of the proposed storm drain systems will be considered.	Project Applicant; project engineer	Condition of project approval	LACDPW-Drainage & Hydrology Section	Prior to recordation of final map; during and post-construction inspections
• (S) The applicant shall comply with all applicable National Pollutant Discharge Elimination System (NPDES) and Storm Water Pollution Prevention Plan (SWPPP) procedure will be followed in the design of the project and during construction, utilizing Best Management Practices as required by the Clean Water Act.	Project Applicant	Condition of project approval	CRWQCB & LACDPW	Prior to issuance of grading permit
• (S) The applicant shall comply with all SUSMP requirements, including the post construction, permanent BMPs approved as part of the Drainage Concept.	Project Applicant	Review and approval of Drainage Concept; Approval of final grading compliance form	LACDPW	Prior to issuance of grading permit
FIRE HAZARD & PROTECTIVE SERVICES				
Development shall comply with the following mitigation requirements of the Los Angeles County Fire Department. Implementation of				

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
all of the following project-specific (PS) and standard (S) mitigation measures will reduce the potential project-related impacts to a less than significant level.				
• (PS) The project shall include a graded, future fire station lot.	Project Applicant	Review and approval of grading plan	LACDPW	Prior to grading permit approval
• (PS) The land value of the future fire station lot shall be assessed prior to building permits being issued.	Project Applicant	Review and approval of building plans	LACDPW & LACFD	Prior to issuance of building permit
• (S) The applicant shall comply with all applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows and brush clearance.	Project Applicant; Architect; Building contractor	Issuance of building permit	LACDPW; LACFD	Prior to issuance of building permit; post-development inspections
• (S) All roads shall be designed per County of Los Angeles standards for fire safety (Subdivision Code, Title 21, Chapter 24).	Project Applicant; Project engineer	Approval of road improvement plans	LACDPW; LACFD	Prior to recordation of final map; post-development inspections
• (S) Preliminary review by the County of Los Angeles Fire Department to determine required Fuel Modification zones and notarized maintenance of off-site agreements, if any, must be completed prior to the issuance of a grading permit.	Project Applicant; Landscape contractor; Building contractor	Issuance of grading permit	LACDPW, LACFFW	Prior to issuance of grading & building permits; post-development inspections
• (S) No combustible material, including	Project Applicant; Building contractor	Issuance of building permit	LACDPW; LACFFW	Prior to issuance of building permit; post-

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM

Mitigation Measure	*Party Responsible for Mitigation*	*Monitoring Action*	*Party Responsible for Monitoring*	*Monitoring Implementation*
framing material, will be allowed on site until the final fuel modification plan is approved, and initial thinning and clearing are completed.				development inspections
• (S) All requirements of the Fuel Modification Plan, approved by the County of the Los Angeles, must be completed prior to building permit approval.	Project Applicant	Issuance of occupancy permit	LACDPW; LACFFW	Prior to issuance of building permit
• (S) Fire department-approved street signs and building address numbers shall be provided prior to occupancy.	Project Applicant; Project engineer	Issuance of occupancy permit	LACDPW; LACFD	Prior to issuance of occupancy approval
• (S) Private driveways shall be indicated on the final map as "FIRE LANES" and shall be maintained in accordance with the Los Angeles County Fire Code Section 10.207 (Common Drives).	Project Applicant; Project engineer	Issuance of building permit	LACDPW, LACFD	Prior to issuance of building permit
• (S) A retaining wall shall be installed as required where grading of natural slopes abuts the hydrant to assure adequate access to the hydrant.	Project Applicant; Project engineer; Building contractor	Issuance of building permit	LACDPW, LACFD	Prior to issuance of building permit
• (S) Where possible, landscaping materials shall include drought-tolerant, low-water-use vegetation with a low fuel potential to reduce fire hazards.	Project Applicant; Landscape architect	Issuance of grading permit; approval of landscape plan; onsite inspection; Approval of Final Fuel Modification Plan	LACDPW; LACFFW; LACDRP	Prior to issuance of grading permit; during and post-construction inspections

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
NOISE				
In order to comply with the requirements of the California Noise Insulation Standards (Title 24), as well as standards for exterior noise as found in Title 24, Part 51 of the Code of Regulations, the following mitigation measures will be implemented. All but two of the mitigation measures listed below are standard for all development projects in the County of Los Angeles.				
• (S) Restriction of grading and construction activities to between 7a.m. and 7p.m. on weekdays and 8a.m. to 5p.m. on Saturdays. No work should be done on Sundays or holidays except for emergency conditions.	Project Applicant; Project architect; Building contractor	Approval of building plans; post-development inspection	LACDRP, LACDPW Department of Building & Safety	Prior to issuance of grading permit; during and post-construction inspections; prior to issuance of certificate of occupancy
• (S) All construction and grading equipment should be checked for proper maintenance. All vehicles and compressors should use exhaust mufflers, and engine enclosure covers as designed by the manufacturer should be in place at all times.	Project Applicant; Construction superintendent	On-site inspection	LACDPW	During construction
• (S) Subcontractors will comply with the appropriate sections of the Building Ordinance and the Noise Ordinance.	Project Applicant; Building contractor; Construction superintendent	On-site inspection	LACDRP	During construction

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (PS) Lots 505 – 521 and Lot 533 are not shielded by hills adjacent to the freeway as the other lots are. It is recommended that a 6' high solid wall be built along the property line adjacent to the freeway on these lots.	Project Applicant; Building contractor; Construction superintendent	On-site inspection	LACDRP, DHS; LACDPW	Prior to construction
• (PS) Even though it is not required to comply with the California Noise Insulation Standards, all windows and glass doors facing the freeway on Lots 505 – 521 and Lot 533 shall be glazed with STC 32 glazing.	Project Applicant; Project architect; Building contractor	Approval of building plans; post-development inspection	LACDPW, DHS	Prior to issuance of building permit; during and post-construction inspections; prior to issuance of certificate of occupancy
AIR QUALITY				
The following measures could be feasibly implemented during the construction phases of development to further decrease project-related emissions.				
• (S) Develop and implement a construction management plan that includes the following measures recommended by the SCAQMD, or equivalently effective measures approved by the SCAQMD:	Project Applicant	Approval of grading plans	LACDPW	Prior to issuance of grading permit
• Configure construction parking to minimize traffic interference.	Construction superintendent	On-site inspection	LACDPW	During site preparation

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag person).	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
• Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the degree practicable.	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
• Re-route construction trucks away from congested streets.	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
• Consolidate truck deliveries when possible.	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
• Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
• Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturer's specifications and per SCAQMD rules, to minimize exhaust emissions.	Construction superintendent	On-site inspection	SCAQMD	During site preparation

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at 800/242-4022 for daily forecasts.	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
• Use electricity from power poles rather than temporary diesel- or gasoline-powered generators.	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
• Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices.	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
• Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices.	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
• (S) Fugitive dust emissions shall be controlled by regular watering or other dust preventative measures as identified by the SCAQMD Rule 403.	Construction superintendent	On-site inspection	SCAQMD	During site preparation
The following measures could feasibly be implemented by the proposed project to reduce the impacts of operation-related emissions.				

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
Stationary Sources: • Utilize solar or low emission water heaters in residential uses to reduce natural gas consumption and emissions.	Project Applicant; Architect	On-site inspection	SCAQMD	Prior to issuance of certificate of occupancy
• Residential uses are to utilize built-in energy-efficient appliances to reduce energy consumption and emissions.	Project Applicant; Architect	On-site inspection	SCAQMD	Prior to issuance of certificate of occupancy
• Provide shade trees in residential subdivisions to reduce building heating/cooling needs.	Project Applicant; Architect; Landscape architect	Approval of buildings and landscaping plans	SCAQMD, LACDRP and LACDPW	Prior to issuance of grading permits
• Residential uses are to utilize energy-efficient and automated controls for air conditioners to reduce energy consumption and emissions.	Project Applicant; Architect	Approval of building and landscaping plans	SCAQMD and LACDPW	Prior to issuance of building permits
• Install special sunlight-filtering window coatings or double-paned windows in residential uses to reduce thermal gain or loss.	Project Applicant; Architect	Approval of building and landscaping plans	SCAQMD and LACDPW	Prior to issuance of building permits
• Utilize automatic lighting on/off controls and energy-efficient lighting in new residential construction (including street lighting and parking areas) to reduce electricity consumption and associated emissions.	Project Applicant; Architect	Inspection prior to certificate of occupancy	LACDPW	Prior to issuance of occupancy permits

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MITIGATION MONITORING PROGRAM

Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
• Use light-colored roofing materials in new residential construction as opposed to dark roofing materials. These materials would reflect, rather than absorb, sunlight and minimize heat gains in buildings. This measure would lessen the overall demand for mechanical air conditioning systems.	Project Applicant; Architect	Inspection prior to certificated of occupancy	SCAQMD	Prior to issuance of building permit
Mobile Sources: • Construct bus stops at locations to be determined in coordination with the bus transit service provider that will serve the project area.	Project Applicant; Project Engineer	Condition of project	LACDPW; County of Los Angeles Traffic & Lighting Division	Prior to issuance of building permit
• Synchronize and/or install traffic signals on streets impacted by project.	Project Applicant; Project Engineer	Condition of project	LACDPW; County of Los Angeles Traffic & Lighting Division	Prior to issuance of building permit
BIOLOGICAL RESOURCES				
Implementation of all of the following mitigation measures will reduce the impacts anticipated from project development, but not to a level that is less than significant. Some of the mitigation measures are standard (S) and others are project specific (PS).				

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (PS) Open Space Lot Nos. 547 and 548 shall be deed restricted from future development, and managed as natural reserves for the life of the project. (The applicant is currently researching the possibility of deeding the open spaces to a conservation agency for management.)	Project Applicant	Review and approval of final map	LACDRP	Condition of final map recordation
• (PS) The applicant shall develop an Open Space Management Plan that shall be prepared by a qualified biologist and reviewed by LACDRP prior to issuance of grading permits. The plan shall be incorporated into the CC&R's for the tract, and shall contain the following elements: Goals/Objectives; Permitted/Prohibited Uses; Biological Monitoring Protocols/Reports; Sensitive Species/Habitats Management; Exotic Plant/Animal Management; Habitat Restoration including California Junipers; Plan Implementation Schedule; Responsible Parties; Funding: Enforcement/Penalties; Trespass Remediation; Contingencies; and Plan Update Requirements.	Project Applicant; Project Biologist	Condition of Approval	LACDRP and LACDPW	Prior to issuance of grading permits and condition of final map recordation
• (PS) Prior to project grading, the site shall be surveyed (during April-May, as the species is most evident at this time) to locate all impacted individuals of	Project Applicant; Project Biologist	Condition of Approval	LACDRP and LACDPW	Prior to issuance of grubbing and/or grading permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
slender mariposa lily (Calochortus clavatus gracilis). These individuals shall be physically flagged for salvage during mid-summer, after the fruits have matured, at which time seeds shall be harvested for propagation or scattering to new, suitable locations.				
• (PS) A mitigation plan for the wildlife "corridor" shall be developed, reviewed and approved by the Department of Regional Planning prior to issuance of the final grading permit for the project. The mitigation plan will provide a detailed method for the implementation of the mitigation measures outlined in the biological resources section, including, but not limited to the items (a-m) listed below.	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Prior to issuance of grading permit
• a) (PS) The mitigation for the loss of access to the culvert at the terminus of Tapie Canyon shall be the improvement of the underpass at Stonecrest Road. At present, wildlife must either share the asphalt road with vehicles or traverse the steep dirt banks. The proposed improvement is the construction of a separate trail (walkway) adjacent to the road, which would be used by wildlife, equestrians, and pedestrians. To increase the	Project Applicant; Project Biologist	Review and approval	LACDRP	Field inspection prior to recordation of final map

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
walkway's value to wildlife, it shall be located on the opposite side of the road from the bridge support columns. The trail bed shall consist of natural materials such as decomposed granite or mulch, and the trail shall be 8-feet wide.				
• b) (PS) Natural habitat connectivity shall be maintained from Spring Canyon to the underpass, including removal of the paved portion of the road that now leads from the underpass easterly toward Spring Canyon (existing Valley Canyon Road). The trail from the underpass shall be continued into Spring Canyon along the route of the existing road, and native vegetation shall be planted on either side of the trail.	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Field inspection prior to recordation of final map
• c) (PS) In order to maintain a higher level of connectivity through the project site, the applicant is offering the following additional measures to provide for the continued use of the existing ±10 high concrete culvert at the southwest corner of the property in Open Space Lot 546: 1) At the southwest corner of the project site, a 60-inch concrete pipe will be placed under proposed Valley Canyon Road. This pipe would act as an underpass for wildlife use, eliminating the obstacle of crossing Valley Canyon	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Field inspection prior to recordation of final map

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MITIGATION MONITORING PROGRAM

Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
Road to get to the existing ±10-foot culvert that goes under the 14 Freeway. 2) On Lots 8, 9, 12 and 13, the grading for the pads and the rear lot lines will be pulled back 20 feet from the property boundary. This will facilitate an on-site connection to the above-referenced 60" pipe under crossing and beyond to the existing ±10 foot culvert under the freeway. 3) In addition to the above-referenced 60" pipe connection to the existing ±10 foot high culvert, the applicant proposes to add a 12-foot wide, landscaped parkway on the south side of proposed Valley Canyon Road that will extend from the Spring Canyon Road underpass to Open Space Lot 546. In order to facilitate wildlife movement along this route, the parkway would include a natural substrate and native landscaping to reduce the perceived threat from vehicle traffic.				
• d) (PS) The Present plan shows encroachment into the stream course and a substantial narrowing of the existing corridor in the vicinity of lots 400 –403. The encroachment into the streamcourse shall be eliminated and	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Prior to issuance of grading permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
the available corridor width will be increased in this area. Reconfiguration of the project in this area may result in the reduction of the total number of developable lots on the project site. Approximately nine acres of the south and west facing slopes of Spring Canyon will require substantial reconstruction for conformance with slope compaction standards.				
• e) (PS) An aggressive revegetation plan will be developed for the project. The plan will detail the species utilized in the revegetation effort, planting methods, and the placement of the plants. The plan will also provide instruction for the relocation of the holly-leaf cherry trees that will be salvaged from other portions of the site.	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
• f) (PS) Only locally native species shall be used in the landscaping of the slopes of Spring Canyon. Any other landscaping on these slopes with non-native species shall be prohibited through the CC&R's. The north- and west-facing slopes shall be in preserved open space and should not be landscaped.	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
• g) (PS) A low wall, approximately 3 feet in height, shall be placed at the	Project Applicant; Grading contractor; Construction	Review and approval of landscape plan and building	LACDRP and LACDPW	Prior to issuance of building permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
brow of the slope (at the edge of the graded pad) on all lots adjacent to preserved open space areas. This wall will be the delineator between the native-only landscaping areas and the customary garden landscaping allowed in the pad areas. This wall will also provide a portion of the fire protection required by county ordinance.	contractor	plans		
• h) (PS) The south- and east-facing slopes of Spring Canyon are located within designated private lots. Deed restrictions shall be placed on the slope areas within these lots so that no fencing will be constructed down the sides of the slopes. Fencing on top of the barrier walls will be limited to relatively unobtrusive ironwork, or similar material.	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit
• i) Approximately nine acres of the south and west facing slopes of Spring Canyon will require substantial reconstruction for conformance with slope compaction standards. The topsoil on these slopes will be salvaged and replaced on the slopes following reconstruction.	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit
• j) The toe of the reconstructed slope will be located at the same place as the present toe of slope. It is recognized	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
that construction will alter the existing stream bank and channel during construction. The contours of the stream course will be restored to their present condition. The recontoured slopes will be revegetated as described above.				
• k) Where feasible, the holly-leaved cherry trees located in the bottom of Tapie Canyon shall be relocated to the bottom of Spring Canyon.	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
• l) Replacement scrub oaks shall be planted in appropriate on-site locations within the dedicated open spaces of Tapie and/or Spring Canyon. The replacement ratio for the impact of removing four (4) trees (# 49, #246, #251, #252) shall be a minimum of 2:1, or in compliance with the replacement ratio mandated by the County Forester.	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
• m) Prior to grading activities in Tapie and lower Spring Canyon, scale broom and buckwheat seed heads shall be gathered and stored for seed dispersal (or directly dispersed) within Spring Canyon. Seeds of Yerba Santa (Eriodictyon crassifolium) shall also be dispersed in Spring Canyon to compliment the alluvial scrub replacement.	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (PS) Fuel modification zones shall be restrict to the minimum distance required by the Los Angeles County Fire Department through the project's CC&R's.	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit
• (PS) With the Department of Public Works approval, the potentially adverse effects of night lighting on surrounding open space areas shall be mitigated by the following measures: (1) Use street lighting only at intersections; (2) Use low-intensity street lamps; (3) Use low elevation lighting poles; (4) Direct light away from open space areas by using internally silvered globes or external opaque reflectors; and (5) eliminate the use or arc lighting adjacent to open space areas by restricting private sources of illumination around homes.	Project Applicant; Building contractor; Project engineer	Review and approval of street lighting plan	LACDPW	Prior to recordation of final map; Post development inspections.
• (PS) Lighting of the street under the freeway shall be directed at the road. Illumination of the pedestrian sidewalk on the west side of the underpass shall be in compliance with the County's requirements. Lighting of the equestrian/wildlife trail on the east side of the underpass shall be minimal, if at all, in compliance with County standards.	Project Applicant; Building contractor; Project engineer	Review and approval of street lighting plan	LACDPW	Prior to recordation of final map; Post development inspections

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MITIGATION MONITORING PROGRAM

Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
• (PS) All on-site open space areas shall be buffered in such a manner as to discourage additional encroachment by the new human inhabitants. Deed restrictions regulating the use of off-road vehicles shall be developed to protect the open space from potentially adverse uses.	Project Applicant	Review and approval of final map	LACDRP	Condition of final map recordation
• (PS) Any proposed hiking and riding trails shall have specified access points and shall be converted to interpretive trails. Signposts shall be incorporated on the trail to educate users about the species to be observed, their value to a balanced ecology, and the importance of riparian habitats and habitat linkages.	Project Applicant	Review and approval of final map	LACDRP	Condition of final map recordation
• (PS) A Fuel Modification Plan shall be developed in consultation with the LACFD. Brush clearance shall be limited to the minimum extent possible.	Project Applicant	Review and approval of the final fuel modification plan; Approval of CC&R's; Routine onsite inspections to ensure continued compliance with restrictions	LACDRP, LACFD	Prior issuance of grading permit; CC&R enforcement; annual fire inspections.
• (PS) Approved non-native groundcovers and low shrubs will be allowed only in the Setback and Irrigation Zones (Zones A and B per LACFD Guidelines). Non-natives shall not be used in the Thinning and	Project Applicant	Review and approval of the final fuel modification plan; Approval of CC&R's; Routine onsite inspections to ensure continued compliance with restrictions	LACDRP, LACFD	Prior issuance of grading permit; CC&R enforcement; annual fire inspections.

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
Interface Zones (Zones C and D).				
• (PS) Owners of residences and visitors shall be notified by on-site signage and by language included in CC&R's that access to Open Space Lots 547 and 548 is prohibited, except along approved trails, if any, and via designated access points. See the biological resources section for additional restrictions.	Project Applicant	Review and approval of final map	LACDRP	Condition of final map recordation
• (PS) All development landscaping shall be planted with non-invasive plant species, preferably species native to the area. Exotic plant species listed by the California Exotic Plant Pest Council as noxious weeds shall be prohibited in all landscaping. Control of exotic plants shall be addressed in the Open Space Management Plan called for above, and implemented per the specifications to be included therein.	Project Applicant; Landscape architect	Review and approval of landscape plans	LACDRP, LACDPW and LACFD	Prior to issuance of grading permit
• (PS) Owners of residences in the development shall be informed that dogs and cats are not allowed in open space areas. Signs shall be erected at designated access points to open space lots prohibiting pets from entering, leashed or not.	Project Applicant & Conservation District to be created by the applicant	Buyers will receive information in Escrow package	LACDRP & Conservation District	Confirm that Conservation District is in place; Record CC&R prior to Final Map Approval

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (PS) Loss of pets to native predators is likely, unless pets are contained on their owners' property. Trapping, shooting, or poisoning of native predators such as coyotes or bobcats shall be prohibited except by duly authorized state or county fish and game or animal control officers.	Project Applicant & Conservation District to be created by the applicant	Buyers will receive information in Escrow package	LACDRP & Conservation District	Confirm that Conservation District is in place; Record CC&R prior to Final Map Approval
• (PS) Stormwater runoff shall be filtered, where feasible, through appropriate oil and grease traps, installed at discharge points along the streets.	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during construction
• (PS) Stormwater discharge shall go through bio-filters, installed where feasible, to breakdown pesticides and minimize their flow into natural watercourses.	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during construction
• (PS) Common areas shall be treated only with "least toxic" pesticides (e.g. pyrethrum, neem extract), short-lived herbicides (e.g. Roundup), and low concentrations of fertilizers.	Project Applicant & Conservation District to be created by the applicant	Buyers will receive information in Escrow package	LACDRP & Conservation District	Confirm that Conservation District is in place; Record CC&R prior to Final Map Approval
• (S) A California Department of Fish and Game Agreement (1603 Agreement), a Regional Water Quality Control Board Certification (401Cert.) and a US Army Corps of Engineer 404 Permit may be required.	Project Applicant	Condition of project approval	ACOE/CDFE/RWQCB, LACDRP and LACDPW	Prior to issuance of grading permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
CULTURAL RESOURCES				
The following project-specific (PS) and standard (S) mitigation measures shall be implemented to reduce the project-related individual and cumulative impacts to a level that is less than significant.				
• (PS) Archaeological monitoring shall be required during grading or other project related ground alteration activities in areas of *Shadow Pines 2-5.*	Project Applicant; Project Archaeologist	Applicant shall retain an archaeologist for onsite inspection and submit monitoring report to LACDRP	LACDRP	Prior to issuance of grading permit; during grading operations
• (PS) *Shadow Pines 1* is a potentially significant resource and shall be avoided. If avoidance is not feasible, a Phase II testing program to determine the nature, extent, and significance of the site shall be undertaken. All investigations of *Shadow Pines 1* shall be conducted in accordance with CEQA guidelines.	Project Applicant; Project Archaeologist	Applicant shall submit archaeologist's survey and report to LACDRP	LACDRP	Prior to issuance of grading permit; during grading operations
• (S) In the event that cultural resources (as identified by the onsite archaeologist) are encountered during grading, such activity in the affected area(s) shall cease and the appropriate local archaeological agency (UCLA Archaeological Survey) shall be notified immediately. Grading activity in the affected area(s) will continue only after	Project Applicant; Project Archaeologist	Construction monitoring	Project archaeologist; LACDPW	During grading operations

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
the cultural resources are properly assessed and subsequent recommendations are executed as determined by an archaeologist onsite.				
• (S) In accordance with *CEQA Guidelines*, Appendix K-VIII and California Public Resources Code Section 5097.98, in the event of discovery or recognition of human remains, all development in the affected area(s) will cease immediately, and a Native American Indian advisor for the local Indian tribe, along with the Native American Heritage Commission, and other appropriate agencies will be contacted. The area(s) shall remain restricted until the human remains are legally and ethically dealt with by the appropriate authorities.	Project Applicant; Project Archaeologist	Construction monitoring	Project archaeologist; LACDPW	During grading operations
VISUAL QUALITIES				
With the proximity of the proposed project to the freeway, landscaping, architectural design, and structure placement represent the best available means to minimize visual effects associated with the proposed residential uses. As such, the following standard (S) and project-specific (PS) mitigations are required to reduce the potential individual and cumulative visual				

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
impacts associated with the proposed project. However, visual impacts may remain significant after mitigation.				
• (S) Manufactured slopes shall be landscaped with native and /or County-approved non-invasive plants that would most closely match natural vegetation in stature, color, and texture, as feasible under the Fuel Modification Guidelines.	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of Final Map
• (S) Taller shrubs and trees should be planted in naturally appearing patterns near downslope edges of pads to conceal and disguise the geometrical shapes of manufactured slopes.	Project Applicant; Landscape architect	Review and approval of landscaping plans	LACDPW	Prior to recordation of Final Map
• (PS) Residential structures of lots located atop the highest manufactured slopes, with freeway-oriented rear yards, (lots 483-486, and lots 507-521) shall be sited with minimum front yard setbacks to maximize setbacks from the backyard edges of pads to lessen potential visibility of structure walls.	Project engineer	Review and approval of building plans	LACDPW	Prior to issuance of building permit
• (PS) Lots 18, 29, 30, 42, and 43 shall be deed restricted from any major alteration of the natural topography of the main ridgeline beyond the initial graded pad in order to maintain view of	Project Applicant	Approval of CC&R's	LACDPW	Prior to issuance of building permit; CC&R's enforcement

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
that ridge.				
• (PS) Residential structures shall be sited, to the extent feasible, so that the side walls lowest in height and/or which exhibit the least massing effect, are oriented in downhill directions; and that roof slopes mirror as closely as feasible the prevailing slope of the prevailing terrain.	Project engineer; Building contractor	Review and approval of building plans	LACDPW	Prior to issuance of building permit
• (S) Natural building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) shall be used on exterior surfaces of all structures, including water tanks, walls, and fences.	Project architect	Review and approval of building plans	LACDPW	Prior to issuance of building permit
• (PS) Understories and retaining walls higher that six (6) feet shall be in tones compatible with the surrounding terrain using textured materials or construction methods which create a textured effect. Native vegetation to screen retaining walls shall be planted, as may be consistent with fire safety.	Project architect; Landscape architect	Review and approval of building plans and landscaping plans	LACDPW and LACFD	Prior to issuance of building permit
• (PS) Project night-lighting for streets, parkways, pedestrian walkways, and other public use areas shall be hooded, directed, and/or of limited heights to minimize night-time light spill-over	Project Engineer	Review and approval of building plans	LACDPW	Prior to issuance if building permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
effects, while meeting public safety concerns.				
• (PS) Lighting planned for the proposed park near the Spring Canyon road freeway underpass shall be limited to low, directed, and/or hooded lighting of parking areas, activity areas, and walkways sufficient for maintaining security of facilities and assurance of public safety. Tall lighting standards designed to permit night-time group use of park facilities, which could result in glare to the freeway shall not be permitted.	Project Engineer	Review and approval of building plans	LACDPW	Prior to issuance if building permit
TRAFFIC & ACCESS				
Implementation of the following mitigation measures will reduce the project individual and cumulative impacts to a less than significant level. Mitigation Measures for Project Impacts-County of Los Angeles:				
Soledad Canyon Road and State Route 14 Westbound Ramps • The project developer shall install a traffic signal at this location. The project should be given a credit against fees	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM

Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
paid to the "District" within which this signal has previously been identified.				
Soledad Canyon Road and State Route 14 Eastbound Ramps • The project developer shall install a traffic signal at this location. The project should be given a credit against fees paid to the "District" within which this signal has previously been identified.	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map
Soledad Canyon Road and Spring Canyon Road: • The project applicant proposes to install a new traffic signal and widen the intersection to provide an eastbound left turn lane and through lane and a westbound right turn lane and through lane. The extent of widening will provide for sight distance along Soledad Canyon Road for a 60 mph design speed.	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map
Soledad Canyon Road (SR-14 to Spring Canyon Road): • In order to fully mitigate the project traffic impacts on this roadway segment, Soledad Canyon Road shall be widened to accommodate a total of	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
three lanes. A three-lane section of roadway should include one lane in each direction plus a center passing lane that could serve both westbound (in the A.M.) and eastbound (in the P.M.) traffic. This three-lane section has been reviewed and approved by the County as a full-mitigation measure for that segment of Soledad Canyon Road between SR-14 and Spring Canyon Road which is physically restricted due to terrain.				
Mitigation Measures for Cumulative Impacts - County of Los Angeles: *Soledad Canyon Road and State Route 14 Eastbound On-Off Ramps* • The mitigation measure for this location is the restriping within the existing intersection to provide two northbound through lanes in lieu of the single northbound through lane that currently exists. These two lanes shall be carried north of the intersection under the freeway bridge to join two northbound lanes which currently exist. This project shall pay a fair share of the costs of this intersection improvement.	Project Applicant	Review and approval of detailed striping plan	LACDPW	Prior to recordation of final map

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
Soledad Canyon Road (East of Spring Canyon Road) • While the project is not considered to have a "measurable" impact on Soledad Canyon Road east of Spring Canyon Road, cumulative impacts are anticipated for the "existing plus ambient plus project plus related projects" condition. The subject project is within the Route 126 Bridge & Thoroughfare Construction Fee District (District), and is thus required to pay a "fair share" fee to the District to help finance necessary improvements, as determined by the County. The proposed project's share of impacts are 3.4% during the A.M. peak hour, and 7.2% during the P.M. peak hour.	Project Applicant	Review and approval of detailed striping plan	LACDPW	Prior to recordation of final map
Mitigation Measures for Project Impacts - City of Santa Clarita: *Soledad Canyon Road and Sand Canyon Road* • The mitigation for this location is identical to the cumulative mitigation measure for this location described below.	Project Applicant	Review and approval of detailed striping plan	LACDPW	Prior to recordation of final map

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
Soledad Canyon Road and State Route 14 Westbound On-Off Ramps East of Sand Canyon Road • The mitigation measure for this location is the installation of dual westbound left turn lanes and protected left turn phasing to replace the current single lane westbound unprotected left turn. This measure shall require removal of the existing bike lane on the north side within the intersection area and restriping within the north barrel of the divided roadway to provide the additional westbound left turn lane while retaining two westbound through lanes.	Project Applicant	Review and approval of detailed striping plan	LACDPW; City of Santa Clarita Transportation & Engineering Services	Prior to recordation of final map
Mitigation Measures for Cumulative Impacts-City of Santa Clarita: *Soledad Canyon Road and Sand Canyon Road* • The mitigation measure for this location is the installation of dual northbound left turn lanes in place of the existing single northbound left turn lane. This modification shall involve restriping within the existing roadway on both the	Project Applicant	Review and approval of detailed striping plan	LACDPW & City of Santa Clarita Transit Division	Prior to recordation of final map

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
north and south legs of the intersection. This project shall pay a fair share of the costs of this intersection improvement.				
• A transit bus stop will be provided on Valley Canyon Road to the satisfaction of the Los Angeles County Dept. of Public Works and the local transit provider, as necessary.	Project Applicant; Project engineer	Review and approval of building plans	LACDPW & City of Santa Clarita Transit Division	Prior to recordation of final map
SEWAGE DISPOSAL				
The following standard (S) and project-specific (PS) mitigation measures shall insure that the proposed project's individual and cumulative impacts are less than significant to the Newhall County Water District local sewer system and the County Sanitation District's SCVJSS.				
• (S) The applicant shall pay the appropriate sewage annexation and connection fees to the Los Angeles County Department of Public Works Water Works and Sewer Maintenance Division prior to sewerage service commencement.	Project applicant	Issuance of permits from LACDPW	LACDPW, LACSD	Prior to connection to SCVJSS
• (S) Connection fees shall be paid, as necessary, to the Newhall County Water District for impacts to the local sewer lines that are owned and	Project applicant	Issuance of permits from Newhall County Water District	Newhall County Water District	Prior to connection to SCVJSS

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
operated by that agency.				
EDUCATION				
The following mitigation measures are required to reduce significant impacts to the Sulphur Springs School District and the William S. Hart Union High School District.				
• (S) The applicant shall pay Senate Bill (SB) 50 school impact to the William S. Hart Union School District. The total amount of the school impact fees shall be determined at the time of payment, prior to issuance of the building permits.	Project applicant	Applicant shall submit proof of payment with final building plan	LACDPW; WHUSD; SSSD	LACDPW shall confirm payment prior to issuance of building permits
• (S) The applicant provide a ±9.0-acre, graded elementary school site immediately adjacent to the project site; or shall pay sufficient school impact fees to the Sulphur Springs School District; whichever is agreed to by the District.	Project applicant	Applicant shall submit proof of payment, or letter from the District regarding the acceptance of the school site with final building plan	LACDPW; WHUSD; SSSD	LACDPW shall confirm payment prior to issuance of building permits
SHERIFF PROTECTION				
The following project specific (PS) mitigation measure will be implemented in order to reduce the project-related potential impacts to a level that is less than significant.				

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (PS) The applicant shall provide space for a Los Angeles County Sheriff's Department sub-station on the L.A. County Fire station lot that is part of the proposed project design, or other mitigation, if required, to the Sheriff Department's satisfaction.	Project Applicant	Condition of project approval	LACDRP	Prior to tract map recordation
WATER SERVICES				
Implementation of the following standard (S) mitigation measure will reduce the project's potential individual and cumulative impacts on water service to a less than significant level.				
• (S) The applicant shall pay connection fees, as necessary, to the satisfaction of the Newhall County Water District. The fees shall be paid prior to water service connection.	Applicant	Submit receipt for connection fees paid to the NCWD	NCWD	Prior to issuance of building permit
• (S) The applicant shall participate in any future funding mechanism, as necessary that is identified and implemented as part of the NCWD Master Water Plan for Pinetree Water System.	Applicant	Submit receipt for connection fees paid to the NCWD	NCWD	Prior to issuance of building permit
• (S) BMP Source Controls – The following BMPs are recommended for the proposed project:	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM

Mitigation Measure	*Party Responsible for Mitigation*	*Monitoring Action*	*Party Responsible for Monitoring*	*Monitoring Implementation*
- Public education/participation activities that make information available to homeowner groups, associations, and municipalities for further distribution to homeowners and businesses. - Construction runoff control activities, such as: - Scheduling construction activities so that only small portions of the site, rather than the whole site, are denuded at the same time; - Use of sediment basins to capture stormwater runoff. Sediment is removed and disposed of after construction is complete; - Use of silt fences around construction areas; - Stabilization of areas where construction has temporarily ceased for more than 3 weeks. Stabilization can be accomplished using grass seed and straw mulch; - Collecting and storing all waste materials in lidded dumpsters; - Use of portable sanitation facilities that are regularly serviced; and Stabilization of construction ingress and egress points. Use of rumble strips and daily sweeping at access points to limit movement of sediment from the construction area.				construction

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (S) BMP Treatment Controls – The following BMPs are recommended for the proposed project: - Oil/water separators that are designed to remove petroleum compounds and grease. Separators will also remove floating debris and settleable solids. - Biofilters, which are two types: swale and strip. A swale is a vegetated channel that treats concentrated flow. A strip treats sheet flow and is placed parallel to the contributing surface. - Media filtration, which consists of a settling basin followed by a filter. The most common filter medium is sand; some use a peat/sand mixture. - Multiple systems that are a combination of two or more of the preceding controls in a series.	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during construction
• (PS) Prior to operation of the landscaped park areas and school playing fields, a Management Plan should be prepared that includes an irrigation plan, water usage plan, and chemical management plan. This plan shall include use of modern irrigation systems, use of slow-release chemicals, and incorporation of water quality-related design features to reduce the potential for herbicides and	On-site park areas - Project Applicant; Project Botanist/biologist; Landscape architect Off-site school site – SSSD	Review and approval of Management plan	On-site park areas – LACDPR & LACDPW Off-site school site – LACDPW	Prior to issuance of occupancy permit

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
fertilizers in storm and irrigation runoff and reduce associated potential effects on open drainages.				
SOLID WASTE				
While the proposed project is not anticipated to have a significant impact on the overall waste-stream, the following standard and project-specific mitigation measures are proposed to insure that project-related impacts remain less than significant.				
• (S) Future residential developments will participate in the waste reduction plans to be implemented by the County in accordance with the ISWMP.	Project occupants	County-wide implementation of the ISWMP, CC&R's	Waste Management provider (to be determined)	Record a CC & R prior to Final Map Approval
• (S) Removal of hazardous materials or waste from the project site will be conducted by a registered waste hauler.	Future homeowners	CC&R's	County of Los Angeles Department of Health Services	Record a CC & R prior to Final Map Approval
• (S) New residents will be provided information on household hazardous wastes and the county's household hazardous waste "round-up" program. Homeowners will be required to review and sign a statement indicating that they have been informed of the typical hazardous materials associated with residential uses and that they acknowledge that no household	Project applicant; Project occupants	Provide information to project residents prior to close of escrow	County of Los Angeles Department of Health Services	Record a CC & R prior to Final Map Approval

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	**Party Responsible for Mitigation**	**Monitoring Action**	**Party Responsible for Monitoring**	**Monitoring Implementation**
hazardous materials will be disposed of for municipal refuse collection.				
• (PS) New residents will be provided with information on recycling through local drop-off and/or buyback centers to be provided in the new homebuyers information package at the time of purchase.	Project Applicant	Provide information to project residents prior to close of escrow	Waste Management provider (to be determined)	Record a CC & R prior to Final Map Approval
• (PS) Where feasible, recycling containers shall be made available on-site during construction of the project for disposal of recyclable construction waste.	Project Applicant; Construction contractor	Site inspection	LACDPW	Site inspection during construction
ENVIRONMENTAL SAFETY				
The proposed project may result in a significant impact related to construction and short-term operational impacts. Cumulative impacts are not significant. The following mitigation measures are required to lessen impacts to a less than significant level.				
• (PS) The applicant shall conduct all construction activities within the easement according to the guidelines and requirements for such activities stipulated by the Southern California Gas Company.	Project Applicant; Construction/Grading contractors	Onsite inspections	Southern California Gas Company	Onsite inspection during construction and grading

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (S) Weight of heavy construction vehicles used at the project site shall be in compliance with Southern California Gas Company guidelines and requirements for heavy construction vehicles that work in the Southern California Gas Company easement and cross said easement.	Project Applicant; Construction/Grading contractors	Onsite inspections	Southern California Gas Company	Onsite inspection during construction and grading
RECREATION				
Implementation of the following project-standard (S) and project specific (PS) mitigation measure will result in a less than significant impact to recreational resources.				
• (PS) The project shall dedicate approximately 18.0 acres of private parkland (for passive recreation) on-site.	Project Applicant	Verification of payment of fees	LACDP&R	Prior to tract map recordation
• (S) The applicant shall pay Quimby fees in the amount of $149,930.	Project Applicant	Verification of payment of fees	LACDP&R	Prior to tract map recordation
LIBRARY SERVICES				
Implementation of all of the following standard (S) mitigation measures will bring the project-related individual and cumulative library services impacts to a less than significant level.				

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (S) The project proponent will comply with mitigation funding requirements that the County of Los Angeles has adopted in order to mitigate the proposed project's impacts to a level that is less than significant.	Project applicant	Verification of payment of fees	LACDPW; LACPL	Prior to tract map recordation
• (S) The Board of Supervisors has adopted a permanent developer fee of $603.00 for the Santa Clarita Valley. Utilizing this number, total mitigation fees to offset the proposed project's impacts, in terms of space requirements and additional library materials, are estimated at $326,826. The actual fee amount shall be calculated when the applicant pays this fee, prior to building permit issuance.	Project applicant	Verification of payment of fees	LACDPW; LACPL	Prior to tract map recordation

Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP

July 9, 2003

TO: Commenting Agencies

FROM: County of Los Angeles, Department of Regional Planning

SUBJECT: FINAL ENVIRONMENTAL IMPACT REPORT (FEIR)
(Responses to Comments)

PROJECT 96-044 – Spring Canyon Project
SCH NO.: 1997031043

At the May 27, 2003 public hearing, the Los Angeles County Board of Supervisors (BOS) directed the Regional Planning staff to prepare the Final Environmental Impact Report for the Spring Canyon Project (Project 96-044). The BOS will consider and may certify this Final EIR at its July 22, 2003 meeting.

In accordance with Section 21092.5 of the California Environmental Quality Act (CEQA) which requires that a lead agency provide a written response to a public agency that commented on a Draft EIR, please find enclosed a copy of the comments letter received from your agency and written responses to each comment.

If you have any questions, please contact Daryl Koutnik of the Impact Analysis Section at (213) 974-6461, Monday through Thursday between 7:00 a.m. and 6:00 p.m. Our offices are closed on Fridays.

DLK:dlk

Enclosure

FINAL
ENVIRONMENTAL IMPACT REPORT
RESPONSE TO COMMENTS

SPRING CANYON PROJECT

VESTING TENTATIVE TRACT MAP:	**48086**
COUNTY CASE NUMBER:	**96-044**
GENERAL PLAN AMENDMENT:	**96-044**
CONDITIONAL USE PERMIT:	**96-044**
ZONE CHANGE:	**96-044**
OAK TREE PERMIT:	**96-044**
STATE CLEARINGHOUSE NUMBER:	**97031043**

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

JULY 8, 2003

FINAL
ENVIRONMENTAL IMPACT REPORT
RESPONSE TO COMMENTS

SPRING CANYON PROJECT

PREPARED FOR
COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

OWNER/APPLICANT
VALLEY CANYON PARTNERS, LLC
23622 CALABASAS ROAD, SUITE 200
CALABASAS, CA 91302

JULY 8, 2003

LDC
www.ldcla.com

LAND DESIGN CONSULTANTS, INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
225 South Lake Avenue, Suite 600 Pasadena, CA 91101 Ph. (626) 578-7000 E-Mail: ldc@ldcla.com

10-103524
w/ assignments

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

County Counsel

At its meeting held August 3, 2004, the Board took the following action:

35

The following item was called up for consideration:

County Counsel's recommendation to find that the Board has previously certified the Final Environmental Impact Report; Environmental Findings, Statement of Overriding Considerations and Mitigation Monitoring Program prepared for the project; readopt the Statement of Overriding Considerations and Mitigation Monitoring Program; and adopt findings and conditions and order approving Conditional Use Permit and Oak Tree Permit Case Nos. 96-044-(5) and Vesting Tentative Tract Map Case No. 48086-(5), to authorize a density controlled development and to ensure the project is developed in compliance with hillside management design criteria; to permit the removal of 4 oak trees; and to create 542 single-family lots, 1 fire station lot, a sheriff substation lot, 2 park lots and 3 open space lots on property located north of the Antelope Valley Fwy. and Soledad Cyn. Rd. between Shadow Pines Blvd., and Agua Dulce Canyon Rd., Soledad Zoned District, petitioned by Valley Canyon Partners.

On motion of Supervisor Burke, seconded by Supervisor Molina, unanimously carried (Supervisor Yaroslavsky being absent), the Board took the following actions:

1. Made a finding that the Board has previously certified the Final Environmental Impact Report; Environmental Findings, Statement of Overriding Considerations and Mitigation Monitoring Program prepared for the project;

2. Readopted Board Order No. 11 of October 28, 2003 adopting the attached Statement of Overriding Considerations and Mitigation Monitoring Program; and

(Continued on Page 2)

35 (Continued)

3. Adopted the attached findings and conditions and order approving Conditional Use Permit and Oak Tree Permit Case Nos. 96-044-(5) and Vesting Tentative Tract Map Case No. 48086-(5), Soledad Zoned District, petitioned by Valley Canyon Partners.

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Attachments

Copies distributed:
Each Supervisor
Director of Planning
Director of Public Works
Valley Canyon Partners

(ALSO SEE NO. 65 THIS DATE)

DRAFT ENVIRONMENTAL IMPACT REPORT

SPRING CANYON PROJECT

Project Number	**96-044**
Conditional Use Permit	**96-044**
General Plan Amendment	**96-044**
Zone Change	**96-044**
Oak Tree Permit	**96-044**
State Clearing House No.	**97031043**
Vesting Tentative Tract Map	**48086**

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

August 2000

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FOREWORD

This Environmental Impact Report has been prepared for the County of Los Angeles in accordance with the California Environmental Quality Act (CEQA), as amended, and State and County Guidelines for the implementation of CEQA. More specifically, the County relies on Section 15084 (d3) of the State Guidelines which allows acceptance of drafts prepared by the applicant, consultant retained by the applicant, or any other person. The department of Regional Planning, acting as lead agency for the County, has reviewed and edited as necessary the submitted draft(s) to reflect its own independent judgment to the extent of its ability, including reliance on concerned County personnel from other departments.

SUMMARY

This Environmental Impact Report (EIR) assesses the potential impacts associated with implementation of a proposed residential development in the unincorporated northwestern portion of Los Angeles County. The proposed project site covers approximately 548.1 acres of currently vacant land. The site is bordered by existing and under-construction residential uses on the west, open space and scattered residential uses to the north, and open space to the east. The Antelope Valley Freeway (SR 14), scattered residential uses (mobile home park) and the Santa Clara River channel exist south of the site. An active sand and gravel mining operation also exists along the Santa Clara River in the project vicinity.

The objective of the proposed project is to subdivide the currently vacant 548.1-acre property for single-family residential uses. The development would include 542 single-family residential lots, three open space lots, one future fire station lot, one future sheriff sub-station, and two park site lots. As mitigation, the project is also proposing to provide an off-site elementary school site adjacent to the property on Tract 31973, which is currently under construction. Residential uses would occupy approximately 211.4± acres of the site. Streets would occupy 34.3± acres. The future fire station lot would occupy 3.2± acres, the sheriff's sub-station lot would occupy 1.8± acres, the two park sites would occupy 18.0± acres, and open space would occupy approximately 279.4± acres of the property. The off-site school site would occupy ±9.0 acres.

The proposed project would be implemented through; (1) Vesting Tentative Tract Map No. 48086; (2) Conditional Use Permit (CUP) No. 96-044; (3) Oak Tree Permit No. 96-004, and; (4) a Zone Change (ZC 96-044), as well as amendments to the County-Wide General Plan and the local Santa Clarita Valley Area Plan (SCVAP). The zone change would facilitate the transition of approximately 250± acres of heavy agricultural-zoned land (A-2-1) to a combination of single-family residential zones including R-1-6,000, R-1-7,000, R-1-8,000, R-1-10,000, R-1-15,000, and R-1-20,000 zones. The proposed park sites, fire station lot, and open space lots would retain the A-2-1 zoning designation.

Currently, the County-Wide General Plan designates the site as "R" (Non-Urban). The requested amendment would allow portions of the site to be re-designated as '1" (Low Density Residential). The proposed amendment

to the Santa Clarita Valley Area Plan would allow for portions of the site to be changed from the existing N2 (Non-urban, one dwelling unit per acre) and HM (Hillside Management) designations to U1 (Urban 1, 1.1 to 3.3 dwelling units per acre). The CUP is required to allow grading within the designated Hillside Management areas and for density controlled developments. The Oak Tree Permit would address the impacts and required mitigation of the removal of four (4) scrub oaks. The proposed zoning and land use designations are illustrated in Section 3.0, the Environmental Setting Section, of this document.

The Los Angeles County Department of Regional Planning (LACDRP) conducted an Initial Study for the proposed project, which determined that the proposed project might pose potentially significant environmental impacts in the following areas:

Geotechnical Hazards
Flood Hazards
Fire Hazard & Protective Services
Noise
Air Quality
Biological Resources
Cultural Resources
Visual Qualities
Traffic and Access
Sewage Disposal
Education
Sheriff Protection
Water Services
Solid Waste
Environmental Safety
Recreation
Library Services

A summary of the environmental analysis and proposed mitigation measures for the potential impacts is provided in **Table S-1**.

A Notice of Preparation (NOP) was prepared and circulated to all responsible and trustee agencies for a 30-day period of review beginning on May 16, 1996. A copy of the NOP and associated responses are included as Appendix A of this document. Responses to the NOP were used in the process of determining the scope of this document.

Three alternative development plans are analyzed and compared to the proposed project. The alternatives include a "No–Project", "Existing Area Plan (SCVAP) Land Use Designation", and "Reduced Density".

Alternative 1 – "No-Project"

Under the No Project alternative, development of the proposed residential uses would not occur, and the 548.1-acre property would remain as vacant open space. None of the adverse environmental impacts associated with the proposed project would occur. Therefore, it would be the most environmentally sensitive alternative. However, this alternative is not considered feasible, as it does not meet any of the applicant's basic objectives for the site.

Alternative 2 –Existing Area Land Use Plan Designation

Alternative 2 would consist of 265 single-family lots and one fire station lot. The project site would be developed and built out to the density allowed under the existing SCVAP land use designations that pertain to the site. The range of allowable density under these land use designations is between 212 dwelling units to 265 dwelling units with one acre minimum lot size to 20 acre minimum lot size, one dwelling unit per lot. Development of larger, estate-style lots would result in higher market values than the local existing tracts, which may not be as marketable as the variety of lots provided under the proposed project.

All potential impacts to public services would be incrementally (±50%) lessened under this alternative. Air Quality impacts would likely be reduced to a level that would be considered less than significant. Discussions of environmental impacts are summarized in **Table S-2.** Alternative 2 would only partially achieve the objectives of the proposed project due to the reduction in development and implementation of large, estate-style lots. In addition, higher cost associated with developing larger lots and increased cost per lot for infrastructure improvements would make the project less marketable and financially infeasible.

Alternative 3 – Reduced Density

Alternative 3 considers a development envelope, which is similar to the proposed project with the exception of eliminating some of the development along the main ridgeline that separates Tapie and Spring Canyons, and including the construction of a visual barrier berm at the southwesterly corner of the site. Alternative 3 (Reduced Density Alternative) consists of 460 single-family lots, 313± acres of open space, two park sites (29.4 ac.), a 1.8-acre sheriff's sub-station, and a 3.2-acre

fire station lot. This represents a 17 percent (82 units) decrease in single-family residential units from the proposed project and an 18 percent (45 acres) increase in open space.

Under this alternative, 82 less single family residential units would be developed along the northerly reach of the central ridgeline separating Tapie and Spring Canyons. Open space would become approximately 45 acres larger in this portion of the project site as compared to the proposed project. **Figure 5.0-2** illustrates the reduced development envelope and the placement of the visual barrier berm included in Alternative 3.

Alternative 3 would result in a 466-lot subdivision with development of 460 single-family lots, two park sites lots (29.4± acres), a fire station lot (3.2± acres), a sheriff sub station lot (1.8± acres), and three open space lots (313± acres). A school site (9± acres) would also be dedicated off-site as with the proposed project. The main difference between Alternative 3 and the proposed project is the reduction of residential lots along the ridge and the addition of a visual barrier berm to shield the most prominent view of the homes proposed along the central ridgeline of the site from the northbound freeway lanes. Dedicated open space areas would also be increased by approximately 40 acres.

Implementation of this alternative would only partially achieve the applicant's objectives for the site. In addition, the cost of necessary infrastructure improvements would be increased for the remaining residences, which may result in higher prices per unit and less marketability for the area.

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE

GEOTECHNICAL HAZARDS
 	
Implementation of the proposed project is considered feasible from a geotechnical viewpoint. Much of the proposed development plan is compatible with the indicated geologic and soils engineering conditions and may be developed as planned with conventional cut and fill procedures. Development would require cut/fill grading to achieve appropriate grades. Cut slopes to be construct may undercut bedding planes which could result in instability. Liquefaction or dynamic settlement should not pose stability problems in the portions of the site planned for development.
	The following project-specific (PS) mitigation measures shall be implemented prior to project development. Implementation of all of the mitigation measures listed below along with the standard engineering measures included in the final geotechnical report, in addition to the standard requirements set forth by the County of Los Angeles and the Uniform Building Code (listed in the Geotechnical Report in Appendix F), will reduce any potentially significant geologic impacts to a level that is less than significant.
	
	• (PS) As necessary, the west-facing slopes below the proposed water tank(s) shall be stabilized by means of buttress fills in order to mitigate for existing unsupported bedding planes.
	• (PS) Mitigation for the eight (8) landslides and/or slumps mapped within the limits of proposed development on the site shall include, at minimum, the following:
	  • landslides in the interior of the area to be developed shall be mitigated by removal and replacement with compacted fill. Specific recommendations shall be prepared during the preliminary and grading plan review stages of the project;
	  • landslides that have the potential to fail into debris basins shall be mitigated by means of toe stabilization or buttressing;
	  • landslides that exist on slopes subjacent to proposed development shall be mitigated with shear keys or buttresses; and
	  • landslides located outside the limits of proposed development need not be stabilized, but shall be placed in "Restricted Use Areas" prior to Tract Map recordation.
	• (PS) In order for the subdrain system to outlet in Spring and Tapie Canyons, the southern portion of the subdrain shall be placed within compacted fill. Concrete headwalls shall be required at the transition from perforated to non-perforated pipe and shall be utilized as directed in the field.
	• (PS) Existing artificial fills occur within the existing gas line easement, dirt
		Less Than Significant

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
GEOTECHNICAL HAZARDS, cont...	roads and as part of the down-slope north embankment of Valley Canyon Road. Agency(ies) governing the improvements on Valley Canyon Road shall be contacted to obtain information as to the time and standards under which the fill was constructed. Where removals and/or standards used during previous construction do not meet present standards and/or requirements, setbacks and/or deepened foundations shall be required where removals are restricted by offsite improvements. • (PS) The Gas Company shall be contacted to verify that the added surcharge fill will not detrimentally affect the buried line. Further information shall be obtained relative to Gas Company requirements for working (i.e., cleanouts, fill placement equipment loading/ crossing, etc) on/or near the gas line. Upon direction from the Gas Company, the gas line shall be spanned with a small bridge structure. • (PS) All future grading and/or exploration near Highway 14 shall require coordination with the State of California Department of Transportation (Caltrans).	
FLOOD HAZARD Implementation of the project would convert about 250.7 acres of natural terrain to urban uses. Approximately 306 acres would remain as natural. The entire watershed drainage area encompasses approximately 1,211 acres. The runoff from 981 acres would be routed through seven new debris and desilting basins designed to exclude sediment outflow from entering the proposed storm drains.	Implementation of all of the following standard (S) and project specific (PS) mitigation measures will reduce the potential for flood hazard impacts to a less than significant level: • (S) All drainage improvements shall conform to the Drainage Concept Plan submitted to and approved by the Los Angeles County Department of Public Works. All proposed onsite drainage facilities shall be, in their final design, subject to the standards and specifications set forth by the County Department of Public Works and shall be reviewed in detail during the storm drain permitting process. • (S) The applicant shall implement County-approved onsite drainage improvements of inlet/outlet structures and storm drains. • (PS) The applicant shall landscape and maintain proposed cut and fill slopes with drought-tolerant vegetation to reduce potential increases in runoff and erosion. • (S) The applicant shall elevate all building pads above the Q50 storm flow	**Less Than Significant**

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
FLOOD HAZARD, cont...	level. • (S) The applicant shall obtain necessary permits from the United States Army Corps of Engineers (ACOE) and the California Department of Fish and Game (CDFG) for alteration of existing natural drainage courses prior to grading permit issuance. • (S) National Pollutant Discharge Elimination System (NPDES) procedures shall be followed in the design of the project and during construction, including the implementation of a Storm Water Pollution Prevention Plan (SWPPP) and Best Management Practices (BMP's) as required by the Clean Water Act. The following project-specific BMP's are listed on the approved Drainage Concept Map which is on file at the L.A. County Department of Public Works: • Lot runoff to be infiltrated from the graded pad areas through on-site pervious soils. • All catch basins – with inserts to capture floatable and reduce pollutants. • Slope protection – convey runoff from the tops of slopes and stabilize disturbed slopes with landscaping per county standard. • Vegetate slopes with native or drought tolerant vegetation to minimize erosion. • Rip rap at the outlets of storm drains, culverts, and conduits to minimize erosion. • Earth levee with erosion mat to stabilize permanent riverbank. • Street runoff is collected into a catch basin and storm drainpipes outlet onto natural alluvial canyons and/or canyon wash alluvium serving as infiltration surfaces. • All catch basins and inlets shall be stenciled with "Warning! Drain to ocean" notes and symbols per NPDES BMP standards. • Extended/Dry detention basin – infiltrate the runoff through basin bottom. • (S) The applicant shall comply with all S.U.S.M.P. requirements, including	

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
FLOOD HAZARD, cont...	the post construction, permanent BMP's approved as part of the Drainage Concept.	
FIRE HAZARD & PROTECTIVE SERVICES The proposed project is located within an area described as Very High Fire Hazard Severity Zone (previously Fire Zone 4). Implementation of the proposed project would result in 542 single family residential dwelling units, one fire station lot, one sheriff sub-station, three open space lots and two park sites. Anticipated population increase of approximately 1,687 residents could increase the potential for wildland fires due to human activity. Approximately 18.0 acres of the property would be dedicated as parkland for passive recreation. The remaining ±279 acres would remain as natural open space within the subject property. Therefore, the fire safety of future residences depends on their location in respect to topography, as well as the amount of combustible material around them and the structural design of the units. Adequate access is of primary concern when a project is proposed within a high fire hazard area.	Development shall comply with the following mitigation requirements of the Los Angeles County Fire Department. Implementation of all of the following project-specific (PS) and standard (S) mitigation measures will reduce the potential project-related impacts to a less than significant level. • (PS) The project shall include a graded, future fire station lot. • (PS) The land value of the future fire station lot shall be assessed prior to building permits being issued. • (S) The applicant shall comply with all applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows and brush clearance. • (S) All roads shall be designed per County of Los Angeles standards for fire safety (Subdivision Code, Title 21, Chapter 24). • (S) Preliminary review by the County of Los Angeles Fire Dept. to determine required Fuel Modification zones and notarized maintenance and off-site agreements, if any, must be completed prior to issuance of a grading permit. • (S) No combustible material, including framing material, will be allowed on site until the final Fuel Modification Plan is approved, and initial thinning and clearing are completed. • (S) All requirements of the Fuel Modification Plan, approved by the County of Los Angeles, must be completed prior to occupancy approval. • (S) Fire department-approved street signs and building address numbers shall be provided prior to occupancy. • (S) Private driveways shall be indicated on the final map as "FIRE LANES" and shall be maintained in accordance with the Los Angeles County Fire Code Section 10.207 (Common Drives). • (S) A retaining wall shall be installed as required where grading of natural slopes about a fire hydrant to assure adequate access to the hydrant.	**Less Than Significant**

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
FIRE HAZARD & PROTECTIVE SERVICES, cont..	• (S) Where possible, landscaping materials shall include drought-tolerant, low-water-use vegetation with a low fuel potential to reduce fire hazards. Any expected increase in soil erosion or mudflow hazard will be mitigated with landscaping.	
NOISE Proposed project would temporarily generate high noise levels on and adjacent to the site intermittently over the entire period of project construction. Wildlife not directly displaced by grading activities may be temporarily frightened offsite by noise generated during construction. Year 2015 cumulative projects noise levels anticipated from traffic on the 14 Freeway will not result in interior noise levels exceeding CNEL 45 with the use of standard construction practices. Therefore, no significant noise-related impacts on the proposed project are anticipated as a result of build-out of future projects. Results of the onsite noise analysis indicate that the potential impacts of ambient noise will be less than significant.	In order to comply with the requirements of the California Noise Insulation Standards (Title 24), as well as standards for exterior noise as found in Title 24, Part 51 of the Code of Regulations, the following mitigation measures will be implemented. All but two of the mitigation measures listed below are standard for all development projects in the County of Los Angeles. • (S) Restriction of grading and construction activities to between 7 a.m. and 7 p.m. on weekdays and 8 a.m. to 5 p.m. on Saturdays. No work should be done on Sundays or holidays except for emergency conditions. • (S) All construction and grading equipment should be checked for proper maintenance. All vehicles and compressors should use exhaust mufflers, and engine enclosure covers as designed by the manufacturer should be in place at all times. • (S) Subcontractors will comply with the appropriate sections of the Building Ordinance and the Noise Ordinance. • (PS) Lots 505 – 521 and Lot 533 are not shielded by hills adjacent to the freeway as the other lots are. It is recommended that a 6' high solid wall be built along the property line adjacent to the freeway on these lots. • (PS) Even though it is not required to comply with the California Noise Insulation Standards, all windows and glass doors facing the freeway on Lots 505 – 521 and Lot 533 shall be glazed with STC 32 glazing.	**Less Than Significant**
AIR QUALITY Development of the project would generate air emissions from a wide variety of stationary and mobile sources. Stationary source emissions would be generated by on-site construction	The following measures could be feasibly implemented during the construction phases of development to further decrease project-related emissions: • Development and implement a construction management plan that	**Significant (Long-Term)**

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
AIR QUALITY, cont.. activities. Mobile source emissions would be generated by motor vehicle travel associated with construction activities and occupancy of the proposed development. Development of the project would require clearing, grading, cut and fill, and excavation and trenching and construction of the proposed residential uses. With mitigation, PM10 emissions will be reduced to below the AQMD's threshold. *AIR -Operational Impacts-* Operational emissions would be generated by both stationary and mobile sources. Without mitigation, emissions from CO, VOC, and SOx would be less than significant. Emissions from NOx and PM10 are above the AQMD's significant threshold. With mitigation, PM10 and NOx emissions would not be reduced below the AQMD's thresholds.	includes the following measures recommended by the SCAQMD, or equivalently effective measures approved by the SCAQMD: • Configure construction parking to minimize traffic interference. • Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag person). • Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the degree practicable. • Re-route construction trucks away from congested streets. • Consolidate truck deliveries when possible. • Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site. • Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturer's specifications and per SCAQMD rules, to minimize exhaust emissions. • Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at 800/242-4022 for daily forecasts. • Use electricity from power poles rather than temporary diesel- or gasoline-powered generators. • Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices. • Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices. The following measures could feasibly be implemented by the proposed project to reduce the impacts of operation-related emissions. Other potential measures listed in the SCAQMD's CEQA Air Quality Handbook were not applicable to the project due to the type or size of proposed development. They are however, identified in Appendix E along with explanations of why they were not applicable. *Stationary Sources:* • Utilize solar or low emission water heaters in residential uses to	

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
AIR QUALITY, cont..	reduce natural gas consumption and emissions. • Residential uses are to utilize built-in energy-efficient appliances to reduce energy consumption and emissions. • Provide shade trees in residential subdivisions to reduce building heating/cooling needs. • Residential uses are to utilize energy-efficient and automated controls for air conditioners to reduce energy consumption and emissions. • Install special sunlight-filtering window coatings or double-paned windows in residential uses to reduce thermal gain or loss. • Utilize automatic lighting on/off controls and energy-efficient lighting in new residential construction (including street lighting and parking areas) to reduce electricity consumption and associated emissions. • Use light-colored roofing materials in new residential construction as opposed to dark roofing materials. These materials would reflect, rather than absorb, sunlight and minimize heat gains in buildings. This measure would lessen the overall demand for mechanical air conditioning systems. *Mobile Sources:* • Construct bus stops at locations to be determined in coordination with the bus transit service provider that will serve the project area. • Synchronize and/or install traffic signals on streets impacted by project.	
BIOLOGICAL RESOURCES The project grading footprint would develop ±242.1 acres (44%). The remaining 306 acres (56%) is dedicated open space and unimproved natural park area, and natural areas that will be deed restricted on individual lots. Anticipated fuel modification for fire protection could affect another 24.4±	Implementation of all of the following mitigation measures will reduce the impacts anticipated from project development, but not to a level that is less than significant. Some of the mitigation measures are standard (S) and others are project specific (PS): • (PS) Open Space Lot Nos. 547 and 548 shall be deed restricted from future development, and managed as natural reserves for the life of the	**Significant**

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
BIOLOGICAL RESOURCES, cont... acres of the open space (thinning of existing vegetation could extend for up to 200 feet from residences). The proposed project would result in significant incremental impact in wildlife corridor linkage, habitat fragmentation, and loss of sensitive habitats.	project. (The applicant is currently researching the possibility of deeding the open spaces to a conservation agency for management.) • (PS) The applicant shall develop an Open Space Management Plan that shall be prepared by a qualified biologist and reviewed by LACDRP prior to issuance of grading permits. The plan shall be incorporated into the CC&R's for the tract, and shall contain the following elements: Goals/Objectives; Permitted/Prohibited Uses; Biological Monitoring Protocols/Reports; Sensitive Species/Habitats Management; Exotic Plant/Animal Management; Habitat Restoration including California Junipers; Plan Implementation Schedule; Responsible Parties; Funding; Enforcement/Penalties; Trespass Remediation; Contingencies; and Plan Update Requirements. • (PS) Prior to project grading, the site shall be surveyed (during April-May, as the species is most evident at this time) to locate all impacted individuals of slender mariposa lily (Calochortus clavatus gracilis). These individuals shall be physically flagged for salvage during mid-summer, after the fruits have matured, at which time seeds shall be harvested for propagation or scattering to new, suitable locations. See biological section mitigation list for details. • (PS) A mitigation plan for the wildlife "corridor" shall be developed, reviewed and approved by the Department of Regional Planning prior to issuance of the final grading permit for the project. The mitigation plan will provide a detailed method for the implementation of the mitigation measures outlined in the biological resources section. • (PS) The mitigation for the loss of access to the culvert at the terminus of Tapia Canyon shall be the improvement of the underpass at Stoncrest Road to the specifications given in the biological resources sections. • (PS) The Present plan shows encroachment into the stream course and a substantial narrowing of the existing corridor in the vicinity of lots 400 –403. The encroachment into the streamcourse shall be eliminated and the available corridor width will be increased in this area. Reconfiguration of the project in this area may result in the reduction of the total number of developable lots on the project site. Approximately nine acres of the south and west facing slopes of Spring Canyon will require substantial	

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
BIOLOGICAL RESOURCES, cont...	reconstruction for conformance with slope compaction standards. See the biological section mitigation list for details • (PS) A revegetation plan shall detail the species to be utilized in the revegetation effort, planting methods, and the placement of the plants. Only locally native species shall be used in the landscaping of the slopes of Spring Canyon. Initial landscaping of the recountoured slopes of Spring Canyon shall be completed by the developer or his contractor. Any other landscaping on these slopes with non-native species shall be prohibited through the CC&R's. See the biological section mitigation list for additional details. • (PS) A low wall, approximately 3 feet in height, shall be placed at the brow of the slope (at the edge of the graded pad) on all lots adjacent to preserved open space areas. This wall will be the delineator between the native-only landscaping areas and the customary garden landscaping allowed in the pad areas. The Deed restrictions shall be placed on the south- and east-facing slopes of Spring Canyon where private lots are located, so that no fencing will be constructed down the sides of the slopes. Fencing on top of the barrier walls will be limited to relatively unobtrusive ironwork, or similar material. This wall will also provide a portion of the fire protection required by county ordinance. Fuel modification zones shall be restrict to the minimum distance required by the Los Angeles County Fire Department through the project's CC&R's. • (PS) With the Department of Public Works approval, the potentially adverse effects of night lighting on surrounding open space areas shall be mitigated by the following measures: (1) Use street lighting only at intersections; (2) Use low-intensity street lamps; (3) Use low elevation lighting poles; (4) Direct light away from open space areas by using internally silvered globes or external opaque reflectors; and (5) eliminate the use or arc lighting adjacent to open space areas by restricting private sources of illumination around homes. • (PS) Lighting of the street under the freeway shall be directed at the road. Illumination of the pedestrian sidewalk on the west side of the underpass shall be in compliance with the County's requirements. Lighting of the equestrian/wildlife trail on the east side of the underpass shall be minimal,	

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
BIOLOGICAL RESOURCES, cont...	if at all, in compliance with County standards. • (PS) All on-site open space areas shall be buffered in such a manner as to discourage additional encroachment by the new human inhabitants. Deed restrictions regulating the use of off-road vehicles shall be developed to protect the open space from potentially adverse uses. • (PS) Any proposed hiking and riding trails shall have specified access points and shall be converted to interpretive trails. Signposts shall be incorporated on the trail to educate users about the species to be observed, their value to a balanced ecology, and the importance of riparian habitats and habitat linkages. • (PS) A Fuel Modification Plan shall be developed in consultation with the LACFD. Brush clearance shall be limited to the minimum extent possible. • (PS) Approved non-native groundcovers and low shrubs will be allowed only in the Setback and Irrigation Zones (Zones A and B per LACFD Guidelines). Non-natives shall not be used in the Thinning and Interface Zones (Zones C and D). • (PS) Owners of residences and visitors shall be notified by on-site signage and by language included in CC&R's that access to Open Space Lots 547 and 548 is prohibited, except along approved trails, if any, and via designated access points. See the biological resources section for additional restrictions. • (PS) All development landscaping shall be planted with non-invasive plant species, preferably species native to the area. Exotic plant species listed by the California Exotic Plant Pest Council as noxious weeds shall be prohibited in all landscaping. Control of exotic plants shall be addressed in the Open Space Management Plan called for above, and implemented per the specifications to be included therein. • (PS) Owners of residences in the development shall be informed that dogs and cats are not allowed in open space areas. Signs shall be erected at designated access points to open space lots prohibiting pets from entering, leashed or not. • (PS) Loss of pets to native predators is likely, unless pets are contained on their owners' property. Trapping, shooting, or poisoning of native predators such as coyotes or bobcats shall be prohibited except by duly authorized	

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
BIOLOGICAL RESOURCES, cont...	state or county fish and game or animal control officers. • (PS) Stormwater runoff shall be filtered, where feasible, through appropriate oil and grease traps, installed at discharge points along the streets. • (PS) Stormwater discharge shall go through bio-filters, installed where feasible, to breakdown pesticides and minimize their flow into natural watercourses. • (PS) Common areas shall be treated only with "least toxic" pesticides (e.g. pyrethrum, neem extract), short-lived herbicides (e.g. Roundup), and low concentrations of fertilizers.	
CULTURAL RESOURCES The proposed Shadow Pines project will result in a minimum amount of impact to four recently identified historic archaeological sites (*Shadow Pines 2-5*) and a moderate impact to a fifth site (*Shadow Pines 1*) on the project site. While all impacts to cultural resources would occur on-site only, implementation of the project would result in an incremental cumulative impact to the cultural resources of the area. Items associated with Shadow Pines 6 were removed during the recent survey. If additional resources are identified, formal evaluation in accordance with CEQA. If significant remains to be uncovered, evaluation in the form of a Phase II testing program must be completed. If avoidance is not possible, a Phase II archaeological testing program must be completed to ascertain	The following project-specific (PS) and standard (S) mitigation measures shall be implemented to reduce the project-related individual and cumulative impacts to a level that is less than significant. • (PS) Archaeological monitoring shall be required during grading or other project related ground alteration activities in areas of *Shadow Pines 2-5*. • (PS) *Shadow Pines 1*, is a potentially significant resource and shall be avoided. If avoidance is not feasible, a Phase II testing program to determine the nature, extent, and significance of the site shall be undertaken. All investigations of *Shadow Pines 1* shall be conducted in accordance with CEQA guidelines. • (S) In the event that cultural resources (as identified by the onsite archaeologist) are encountered during grading, such activity in the affected area(s) shall cease and the appropriate local archaeological agency (UCLA Archaeological Survey) shall be notified immediately. Grading activity in the affected area(s) will continue only after the cultural resources are properly assessed and subsequent recommendations are executed as determined by an archaeologist onsite. • (S) In accordance with *CEQA Guidelines*, Appendix K-VIII and California Public Resources Code Section 5097.98, in the event of discovery or recognition of human remains, all development in the affected area(s) will	**Less Than Significant**

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
CULTURAL RESOURCES, cont.. the significance and/or importance of this site prior to project implementation.	cease immediately, and a Native American Indian advisor for the local Indian tribe, along with the Native American Heritage Commission, and other appropriate agencies will be contacted. The area(s) shall remain restricted until the human remains are legally and ethically dealt with by the appropriate authorities.	
VISUAL QUALITIES Implementation of the project as proposed would result in the conversion of 268.7-acres of the site from natural open space foothill terrain to residential development and parkland. Approximately 279.4 acres of the site would remain as dedicated open-space. Potential visual impacts would stem from the loss of undeveloped open space on those portions of the site that would be transformed to urban uses.	With the proximity of the proposed project to the freeway, landscaping, architectural design, and structure placement represent the best available means to minimize visual effects associated with the proposed residential uses. As such, the following standard (S) and project-specific (PS) mitigation's are required to reduce the potential individual and cumulative visual impacts associated with the proposed project. However, visual impacts may remain significant after mitigation. • (S) Manufactured slopes shall be landscaped with native and /or County-approved non-invasive plants that would most closely match natural vegetation in stature, color, and texture, as feasible under the Fuel Modification Guidelines. • (S) Taller shrubs and trees should be planted in naturally appearing patterns near downslope edges of pads to conceal and disguise the geometrical shapes of manufactured slopes. • (PS) Residential structures of lots located atop the highest manufactured slopes, with freeway-oriented rear yards, (lots 483-486, and lots 507-521) shall be sited with minimum front yard setbacks to maximize setbacks from the backyard edges of pads to lessen potential visibility of structure walls. • (PS) Lots 18, 29, 30, 42, and 43 shall be deed restricted from any major alteration of the natural topography of the main ridgeline beyond the initial graded pad in order to maintain view of that ridge. • (PS) Residential structures shall be sited, to the extent feasible, so that the side walls lowest in height and/or which exhibit the least massing effect, are oriented in downhill directions; and that roof slopes mirror as closely as feasible the prevailing slope of the prevailing terrain. • (S) Natural building materials and colors compatible with surrounding	Significant

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
VISUAL QUALITIES, cont...	terrain (earth tones and non-reflective paints) shall be used on exterior surfaces of all structures, including water tanks, walls, and fences. • (PS) Understories and retaining walls higher that six (6) feet shall be in tones compatible with the surrounding terrain using textured materials or construction methods which create a textured effect. Native vegetation to screen retaining walls shall be planted, as may be consistent with fire safety. • (PS) Project night-lighting for streets, parkways, pedestrian walkways, and other public use areas shall be hooded, directed, and/or of limited heights to minimize night-time light spill-over effects, while meeting public safety concerns. • (PS) Lighting planned for the proposed park near the Spring Canyon road freeway underpass shall be limited to low, directed, and/or hooded lighting of parking areas, activity areas, and walkways sufficient for maintaining security of facilities and assurance of public safety. Tall lighting standards designed to permit night-time group use of park facilities, which could result in glare to the freeway shall not be permitted.	
TRAFFIC AND ACCESS No significant project impacts are anticipated for the three intersections within the County (i.e., Soledad Canyon Road and State Route 14 Westbound Ramps; Soledad Canyon Road and State Route 14 Eastbound Ramps; and Soledad Canyon Road and Spring Canyon Road). A significant project impact is anticipated for the two-lane roadway segment of Soledad Canyon Road between Spring Canyon Road and State Route 14 (LOS E during the A.M. peak hour). The potential for signalization of both	Implementation of the following mitigation measures will reduce the project individual and cumulative impacts to a less than significant level. Mitigation Measures for Project Impacts-County of Los Angeles: *Soledad Canyon Road and State Route 14 Westbound Ramps* • The project developer shall install a traffic signal at this location. The project should be given a credit against fees paid to the "District" within which this signal has previously been identified. *Soledad Canyon Road and State Route 14 Eastbound Ramps* • The project developer shall install a traffic signal at this location. The	**Less Than Significant**

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
TRAFFIC AND ACCESS, cont.. the Soledad Canyon Road and State Route 14 eastbound and westbound ramps has been identified, even though the LOS for both locations is anticipated to remain within the acceptable range during the A.M. and P.M. peak hours. A significant project impact may occur at the intersection of Soledad Canyon Road and the State Route 14 westbound on/off ramps east of Sand Canyon Road (i.e., a projected LOS E during the P.M. peak hour). A significant project impact may occur at the intersection of Soledad Canyon Road and Sand Canyon Road (i.e., projected LOS C during the A.M. peak hour, and LOS E during the P.M. peak hour). The potential for signalization of the intersections of Soledad Canyon Road/Oak Springs Road, and Soledad Canyon Road/Flower Park Drive has been identified for existing conditions (i.e., without project). The potential for signalization of the intersection of Soledad Canyon Road/Poppy Meadow Street has been identified for existing plus year 2005 ambient conditions (year 2005 without project).	project should be given a credit against fees paid to the "District" within which this signal has previously been identified. *Soledad Canyon Road and Spring Canyon Road* • The project applicant proposes to install a new traffic signal and widen the intersection to provide an eastbound left turn lane and through lane and a westbound right turn lane and through lane. The extent of widening will provide for sight distance along Soledad Canyon Road for a 60 mph design speed. Mitigation Measures for Cumulative Impacts - County of Los Angeles: *Soledad Canyon Road and State Route 14 Eastbound On-Off Ramps* • The mitigation measure for this location is the restriping within the existing intersection to provide two northbound through lanes in lieu of the single northbound through lane that currently exists. These two lanes shall be carried north of the intersection under the freeway bridge to join two northbound lanes which currently exist. This project shall pay a fair share of the costs of this intersection improvement. *Soledad Canyon Road (State Route 14 to Spring Canyon Road)* • The mitigation measure for this roadway is to improve the facility to a three-lane roadway section (two lanes westbound, and one lane eastbound) between State Route 14 and Spring Canyon Road. Traffic hour supports this 3-lane versus 4-lane proposal. Mitigation Measures for Project Impacts - City of Santa Clarita: *Soledad Canyon Road and Sand Canyon Road* • The mitigation for this location is identical to the cumulative mitigation	

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
TRAFFIC AND ACCESS, cont.. *Transit Trips-* The project site is within one mile of fixed route transit services, but no with ¼ mile of either a Congestion Management Program (CMP) transit center or a CMP transit corridor, transit trip are estimated at 3.5% of the total 8,478 person trips per day. This translates into approximately 297 transit trips per day, including 31 and 19 trips during the A.M. and P.M. peak hours, respectively.	measure for this location described below. *Soledad Canyon Road and State Route 14 Westbound On-Off Ramps East of Sand Canyon Road* • The mitigation measure for this location is the installation of dual westbound left turn lanes and protected left turn phasing to replace the current single lane westbound unprotected left turn. This measure shall require removal of the existing bike lane on the north side within the intersection area and restriping within the north barrel of the divided roadway to provide the additional westbound left turn lane while retaining two westbound through lanes. Mitigation Measures for Cumulative Impacts-City of Santa Clarita: *Soledad Canyon Road and Sand Canyon Road* • The mitigation measure for this location is the installation of dual northbound left turn lanes in place of the existing single northbound left turn lane. This modification shall involve restriping within the existing roadway on both the north and south legs of the intersection. This project shall pay a fair share of the costs of this intersection improvement. • (PS) Transit bus turnout shall be provided along Valley Canyon Road as part of the project.	
SEWAGE DISPOSAL Implementation of the proposed project would require annexation of the project into the Department of Public Work's consolidated Sewer Maintenance District and L.A. County Sanitation District No. 26. The 542 single family	The following standard (S) and project-specific (PS) mitigation measures shall insure that the proposed project's individual and cumulative impacts are less than significant to the Newhall County Water District local sewer system and the County Sanitation District's SCVJSS: • (S) The applicant shall pay the appropriate sewage annexation and	**Less Than Significant**

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
SEWAGE DISPOSAL, cont.. units proposed would generate approximately 140,920 gallons per day (gpd) or 0.14 mgd of sewage. The project would also add wastewater to the local, Newhall County Water District-maintained sewer lines for conveyance to the County Sanitation District's trunk line.	connection fees to the Los Angeles County Department of Public Works Water Works and Sewer Maintenance Division and County of Los Angeles Sanitation District prior to sewerage service commencement. • (PS) The applicant is currently participating in the Joint Construction Agreement and will contribute a fair-share of the funding required (approximately $1 million) to build the Soledad Canyon Road/Shadow Pines Boulevard sewer pump station and new lines along Soledad Canyon Road. • (S) Connection fees shall be paid, as necessary, to the Newhall County Water District for impacts to the local sewer lines that are owned and operated by that agency.	
EDUCATION It is estimated that the proposed project will generate 216 elementary school students, 54 junior high students, and 102 high school students.	The following mitigation measures are required to reduce significant impacts to the Sulphur Springs School District and the William S. Hart Union High School District: • (S) The applicant shall pay Senate Bill (SB) 50 school impact fees (currently $1.93 per habitable square foot for single-family dwelling unit) to the William S. Hart Union School District. The total amount of the school impact fees shall be determined at the time of payment, prior to issuance of the building permits. • (S) The applicant provide a ±9.0-acre, graded elementary school site immediately adjacent to the project site; or shall pay sufficient school impact fees to the Sulphur Spring School District; whichever is agreed to by the District.	**Less Than Significant**
SHERIFF PROTECTION Development of the proposed project site would generate additional residents, pedestrians, and vehicular traffic in the project area. This in turn would result in increased demands for the law enforcement and protection services.	Implementation of the following project-specific (PS) mitigation will reduce the proposed project's individual and cumulative impacts to a less than significant level: • (PS) The applicant shall provide space for a Los Angeles County Sheriff's Department sub-station on the L.A. County Fire station lot that is part of the proposed project design.	**Less Than Significant**

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
WATER SERVICES *Water Supply-* Implementation and buildout of the proposed project would result in water service demand of approximately 488 acre-feet per year in the jurisdiction of the Newhall County Water District. *Water Infrastructure-* Although water supply is considered adequate to accommodate the proposed project, supply infrastructure needed to transport water to the site is currently insufficient	Implementation of the following standard (S) mitigation measure will reduce the project's potential individual and cumulative impacts on water service to a less than significant level: • (S) The applicant shall pay connection fees, as necessary, to the satisfaction of the Newhall County Water District. The fees shall be paid prior to water service connection. • (S) The applicant shall participate in any future funding mechanism, as necessary that is identified and implemented as part of the NCWD Master Water Plan for Pinetree Water System.	**Less Than Significant**
SOLID WASTE Upon buildout, the proposed residential uses would generate an estimated 4.6 tons of solid waste per day (approximately 1,675 tons per year). Project-related solid waste would represent an incremental increase in the volume of refuse requiring collection and disposal.	While the proposed project is not anticipated to have a significant impact on the overall waste-stream, the following mitigation measures are proposed to insure that project-related impacts remain less than significant. Each measure is identified as either "standard" or "project specific" by a "S" or "PS" in parentheses before the text: • (S) Future residential developments will participate in any feasible waste reduction plans that are implemented by the County in accordance with the ISWMP. Such programs may include curbside recycling, drop-off centers, and/or buyback centers. • (S) Removal of hazardous materials or waste from the project site will be conducted by a registered waste hauler. • (PS) New residents will be provided information on household hazardous wastes and the County's household hazardous waste "round-up" program. Homeowners will be required to review and sign a statement indicating that they have been informed of the typical hazardous materials associated with residential uses and that they acknowledge that no household hazardous materials will be disposed of for municipal refuse collection.	**Less Than Significant**

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
SOLID WASTE, cont..	• (PS) New residents will be provided with information on recycling through local drop-off and/or buyback centers to be provided in the new homebuyers information package at the time of purchase. • (PS) Where feasible, recycling containers shall be made available on-site during construction of the project for disposal of recyclable construction waste.	
ENVIRONMENTAL SAFETY Buildout of the proposed project would result in the location of 106 of the 542 single-family dwelling units north of the SCG easement. It crosses the SCG easement in one location and is anticipated to be constructed similarly to the existing surface grade of the easement.	The proposed project may result in a significant impact related to construction and short-term operational impacts. Cumulative impacts are not significant. The following mitigation measures are required to lessen impacts to a less than significant level: • (PS) The applicant shall conduct all construction activities within the easement according to the guidelines and requirements for such activities stipulated by the Southern California Gas Company. The Guidelines are included herein in Appendix C. • (S) Weight of heavy construction vehicles used at the project site shall be in compliance with Southern California Gas Company guidelines and requirements for heavy construction vehicles that work in the Southern California Gas Company easement and cross said easement.	**Less Than Significant**
RECREATION The proposed project includes 18.0 acres of passive parkland to serve its residents. Based on an average of 3.09 persons per household in the Santa Clarita Valley, the project's 542 new single-family residences would generate	Implementation of the following project-specific (PS) mitigation measure will result in a less than significant impact to recreational resources. • (PS) The project shall dedicate approximately 18.0 acres of private parkland (for passive recreation) on-site in order to satisfy the Quimby requirements for this project.	**Less Than Significant**

TABLE S-1

SUMMARY OF PROJECT IMPACTS & MITIGATIONS

POTENTIAL IMPACT	MITIGATION	LEVEL OF SIGNIFICANCE
RECREATION, cont.. about 1,675 new residents. This would result in a ratio of about 11 acres of on-site parkland per 1,000 project residents.		
LIBRARY SERVICES The proposed project would result in an estimated population increase of 1,675 new residents. Project-related material items requirements are estimated at 3,350 items, and facility requirements would equal an additional 652 square feet of library space. The proposed project is estimated to have a total impact cost of $285,226, excluding land costs.	Implementation of all of the following standard (S) mitigation measures will bring the project-related individual and cumulative library services impacts to a less than significant level: • (S) The project proponent will comply with mitigation funding requirements that the County of Los Angeles has adopted in order to mitigate the proposed project's impacts to a level that is less than significant. The Board of Supervisors has adopted a permanent developer fee $583.00 for the Santa Clarita Valley. Utilizing this number, total mitigation fees to offset the proposed project's impacts, in terms of space requirements and additional library materials, are estimated at $315,986. The actual fee amount shall be calculated when the applicant pays this fee, prior to building permit issuance.	**Less Than Significant**

TABLE S-2

SUMMARY OF PROJECT ALTERNATIVE
V.T.T.M. 48086

Alternative 1 No Project	Alternative 2 265 SF. DU.	Alternative 3 460 SF. DU.
GEOTECHNICAL HAZARDS		
• Alternative 1 would not require any grading or landform modification.	• Implementation of this design would require grading and landform modification of approximately 210 acres of the site. • Potentially adverse geotechnical impacts associated with Alternative 2 are expected to remain the same as the proposed project due to slope instability and remedial grading of the development site.	• Alternative 3 would result in geotechnical impacts comparable to the proposed project. The exception is approximately 45 acres that would be left natural along the northeasterly portion of the ridge that separates Tapie and Spring Canyons. • Since the development envelope would be reduced, Alternative 3 is considered to result in less geotechnical impacts than the proposed project.
FLOOD HAZARD		
• On-site natural drainages would not be altered under Alternative 1. The potential flood hazard impacts to residents would not occur.	• Alternative 2 would result in the development of fewer residential units and, in turn, less impermeable surfaces to affect surface runoff rates and velocities. • The site would be subject to the same adverse impacts related to flood hazards as the proposed project due to the development area and the flood plains. The major storm drain improvements would still be required.	• Alternative 3 would result in the development of fewer residential units and, in turn, less impermeable surfaces to affect surface runoff rates and velocities. • The site would be subject to the same adverse impacts related to flood hazards as the proposed project. the major storm drain improvements would still be required.
FIRE HAZARD & PROTECTIVE SERVICES		
• This alternative would not increase existing demands for the various fire and emergency services provided by the Los Angeles County Fire Department (LACFD).	• Alternative 2 consists of 277 fewer residential units than the proposed project; therefore, demand for services would be less. • As with the proposed project, additional manpower, equipment, and facilities would	• The demand generated by Alternative 3 for fire protection services is considered less than the proposed project due to the decrease in units. • Additional manpower, equipment, and facilities may be required to service the

Alternative 1 No Project	Alternative 2 265 SF. DU.	Alternative 3 460 SF. DU.
FIRE HAZARD & PROTECTIVE SERVICES, cont...	be required to service the additional demand generated by this alternative. • The fire station lot would be offered under this alternative.	additional demand generated by this alternative. Because the LACFD's ability to meet additional demand is based on tax revenue generated by the alternative would assist in meeting demand. • The inclusion of a fire station lot under this alternative would further reduce impacts generated as result of buildout. Therefore, the impact upon fire protection resulting from development of Alternative 3 is considered less than the proposed project.
NOISE		
• Alternative 1 would not involve any grading or development on the project site. Therefore, there would be no noise impacts.	• Development of Alternative 2 would result in noise impacts typically associated with grading and construction. Therefore, construction noise impacts would be similar to those associated with the proposed project. • Implementation of this alternative would result in all residential uses having interior noise levels of CNEL 45 or less, which is acceptable in areas with exterior noise levels of CNEL 65 or greater.	• Development of Alternative 3 would result in noise impacts typically associated with grading and construction. These impacts are considered comparable to impacts expected from the proposed project since it is expected that site grading would require an identical mix of equipment operating over a similar geographic area. Therefore, construction noise impacts would be similar to those associated with the proposed project. • Implementation of this alternative would result in all residential uses having interior noise levels of CNEL 45 or less, which is acceptable in areas with exterior noise levels of CNEL 65 or greater.
AIR QUALITY		
• Adverse air quality impacts would not occur under Alternative 1. • No new traffic would be generated; therefore, no additional automobile-related air pollutant emissions (i.e., PM_{10}, CO, NOx, etc.) would occur.	• Alternative 2 would result in ±210 acres of development areas. This represents a 30% decrease in graded area over the proposed project. • Short-term construction related air quality impacts would be approximately 30% less	• Short-term air quality impacts during grading and construction would be reduced under Alternative 3 compared to the proposed project due to approximately 45 less acres to be graded and 82 less single family residential units to be constructed.

Alternative 1 No Project	Alternative 2 265 SF. DU.	Alternative 3 460 SF. DU.
AIR QUALITY, cont...	than the proposed project due to reduced grading quantity and construction time frame. • Long-term operational air quality impacts of Alternative 2 would result from stationary and mobile sources related to this alternative. The decrease in the number of vehicle trips (mobile emissions source) as well as the number of dwelling units (station emission sources) would be about 50% less than the proposed project. Therefore, long-term operational impacts associated with Alternative 2 are considered to be about 50% less than the proposed project. • Unmitigated levels in all emission categories would be less than the SCAQMD's significant threshold for Alternative 2 under long-term operational conditions.	• Long-term air quality impacts would also be less than the proposed project under Alternative 3 with less daily traffic generated and approximately 14% less development on the project site planned. • Unmitigated levels of PM_{10} and NOx would remain slightly higher than the SCAQMD's significant threshold for Alternative 3 under long-term operational conditions. With mitigation similar to the proposed project, emissions of NOx would be less than significant, but PM_{10} emissions would remain above the significant threshold.
BIOLOGICAL RESOURCES		
• No impacts related to biological resources (e.g., loss of natural habitat, impacts to sensitive wildlife, plant species, and on-site drainages) would result under Alternative 1. The two potential habitat linkages under the freeway would remain, as they currently exist.	• This alternative would to impact approximately 40 less acres of the site. Forty less acres of vegetation and habitat for plants and wildlife would be lost under this alternative, specifically, the upper reach along the Tapie/Spring Canyon ridge in the central portion of the project site. There would also be unquantifiably less mortality on wildlife under this alternative due to the project size reduction. • The increased contiguity of open space in the northeasterly portion of the project site under this alternative could allow for increased east to west wildlife movement	• This alternative will have an increase of 15% of dedicated open space than the proposed project. Fifteen percent less natural vegetation and habitat for plants and wildlife would be lost under this alternative, specifically, the upper reach along the Tapie/Spring Canyon ridge in the central portion of the project site. The potential mortality of wildlife may also be reduced under this alternative due to the reduction in project grading. • The increased contiguity of open space in the northeasterly portion of the project site under this alternative could allow for

Alternative 1 No Project	Alternative 2 265 SF. DU.	Alternative 3 460 SF. DU.
BIOLOGICAL RESOURCES, cont...	ability after development. Impacts associated with wildlife movement from north to south movement would remain the same as the proposed project. • Indirect biological impacts, including loss of habitat to brush clearance, human encroachment and introduction of non-native predators, would be reduced under Alternative 2 due to the reduced development footprint and number of dwelling units, less population generated under this alternative, and less dwelling units adjacent to open space areas.	increased east to west wildlife movement ability after development. Wildlife impacts associated with north to south movement would remain the same as the proposed project. • Indirect biological impacts, including loss of habitat to brush clearance, human encroachment and introduction of non-native predators, would be reduced under Alternative 3 due to the reduced development footprint and number of dwelling units, less population generated under this alternative, and less dwelling units adjacent to open space areas.
CULTURAL RESOURCES		
• Since no grading or development would occur under this alternative, disturbance or potential destruction of cultural resources identified on-site would not occur.	• Although there will be approximately 50% less dwelling units proposed under alternative 2, the clustering of development on the southern portion of the site would still result in the same amount of impact s to cultural resources than the proposed project due to lot size requirements of the existing SCVAP land-use designations. • Due to biological restrains, geotechnical constraints in northerly part of the site, and the preservation of upper Spring Canyon, avoidance of resource sites *Shadow Pines 1, 2,* and *5* would not be achieved under this alternative, avoidance of *Shadow Pines 3* and *4* would occur due to the reduced development envelope. Thus, impacts related to cultural resources would be less under Alternative 2 than the proposed project.	• Due to biological restrains, geotechnical constraints in northerly part of the site, and the preservation of upper Spring Canyon, avoidance of resource sites *Shadow Pines 1, 2,* and *5* would not be achieved under this alternative, avoidance of *Shadow Pines 3* and *4* would occur due to the reduced development envelope. Thus, impacts related to cultural resources would be less under Alternative 3 than the proposed project.

Alternative 1 No Project	Alternative 2 265 SF. DU.	Alternative 3 460 SF. DU.
VISUAL QUALITIES		
• Alternative 1 would not result in any landform alteration or the construction of dwelling units on the project site. No new visual impacts would occur as a result of implementation of Alternative 1.	• Buildout of this alternative would be within the same development envelope as the proposed project, with the exception of the main ridgeline between Tapie and Spring Canyons. • The development envelope has been pulled back along this ridgeline. The lots in this alternative are larger and it is anticipated that the houses would be larger and more widely spaced. • A visual barrier berm would be constructed along the 14 Freeway in the southwest corner of the site to shield the most prominent view of the site traveling northbound as one passes the Stonecrest development. The berm would be vegetated with native vegetation to present naturalistic view along this stretch of the freeway. • The reduction in lots along the northerly portion of that ridge would reduce the visual impacts in that portion of the site. As with the proposed project, the prominent ridgelines and peaks in the northerly and easterly portions of the site that frame the development would be preserved. Impacts related to visual qualities under Alternative 2 would be less than the proposed project.	• The 82 dwelling unit reduction under this alternative would lower the height of developed areas on the project site by 125 feet over the proposed development in the upper easterly reach of the development envelope along the upper ridge of Spring Canyon. • A visual barrier berm would be constructed along the 14 Freeway in the southwest corner of the site to shield the most prominent view of the site traveling northbound as one passes the Stonecrest development. The berm would be vegetated with native vegetation to present naturalistic view along this stretch of the freeway. • As with the proposed project, the prominent peaks and ridgelines in the most northerly and easterly portions of the site that frame the project would be preserved. Impacts related to visual qualities under Alternative 3 would be less than the proposed project.
TRAFFIC & ACCESS		
• The no-project alternative would not generate any new vehicular traffic. Access to the site would remain, as it currently exists.	• Access would still be provided via Spring Canyon Road via Soledad Canyon, as well as from two interior streets that are part of the westerly adjacent tract.	• Alternative 3 would result in the buildout of 82 less residential units than the proposed project. Less residential units would, in turn, generate less vehicle trips.

Alternative 1 No Project	Alternative 2 265 SF. DU.	Alternative 3 460 SF. DU.
TRAFFIC & ACCESS, cont.. ▪ No signal would be installed at Soledad Canyon Road/Spring Canyon Road, no improvements to the Spring Canyon Road underpass would be made, and the proposed widening of Soledad Canyon Road in the project vicinity would not occur.	▪ Alternative 2 would result in buildout of approximately 50% less residential units than the proposed project. Thus, it will reduce traffic trips in the area by approximately 50%, from 5,198 to 2,959. A negligible amount of traffic would be generated by the proposed future fire station, but no sheriff sub-station or school-related traffic would be generated.	▪ The decreased number in vehicle trips of Alternative 3, approximately 4412 trips per day for residential uses plus, 858 trips per day for the school and public service lots, would reduce traffic/access impacts by approximately 13%.
SEWAGE DESPOSAL		
• Alternative 1 would not result in the construction or operation of any uses that would generate wastewater.	• The 265 dwelling units assumed under Alternative 2 would generate 0.07 mgd of wastewater daily. This figure is half of the 0.14 mgd generated by the proposed project. • Thus, the impact of Alternative 2 related to sewage disposal is considered less than the proposed project.	• The 460 dwelling units assumed under Alternative 3 would generate 0.12 mgd of wastewater daily. This figure is 0.02 mgd less than the proposed project. • Thus, the sewage disposal impact generated under Alternative 3 would be less than the proposed project.
EDUCATION		
• No education impacts would occur under the "No-project" alternative. No elementary school site would be offered.	• The number of students generated by Alternative 2 who would attend the Sulphur Springs Elementary School District's schools serving the project site would be 105 students, or 111 fewer students than would be generated by the proposed project. • Alternative 2 would generate 78 students who would attend William S. Hart Union High School District schools; 78 fewer students than the proposed project. Thus, Alternative 2 would result in adverse impacts upon education that would be less than the proposed project.	• The number of students generated under Alternative 3 who would attend the Sulphur Springs Elementary School District's schools serving the project site would be 183 students; 33 fewer students than would be generated by the proposed project. • Alternative 3 would generate 138 students who would attend William S. Hart Union High School District schools, or 18 fewer students than the proposed project. Thus, Alternative 3 would result in adverse impacts upon education that would be less than the proposed project. • As with the proposed project, the 9-acre elementary school site would be offered as

Alternative 1 No Project	Alternative 2 265 SF. DU.	Alternative 3 460 SF. DU.
SHERIFF PROTECTION		
▪ Alternative 1 would not add a population that would demand additional sheriff protection services. Sheriff protective services would remain the same. No future sheriff sub-station would be offered.	▪ Alternative 2 would result in a resident population of 819 persons. This alternative would result in the need for less than one additional Sheriff's deputy, based on a planning ratio of one officer per 1,000 population. The tax revenue generated by the proposed project is considered to offset the Sheriff protection demand for this alternative. ▪ The demand for an additional deputy is one less deputy than what is demanded by the proposed project.	mitigation for this alternative. • Alternative 3 would result in a resident population of 1,421 persons. The alternative would result in the need for one to two additional Sheriff's deputies, based on a planning ratio of one deputy per 1,000 Population. • The tax revenue generated by the proposed project is considered to offset the Sheriff protection demand for this alternative. The demand for an additional one to two deputies is comparable to the proposed project; however, because the resident population of the Alternative 3 would be less than the proposed project, the demand for Sheriff protection services would be less as well. • Additionally, the inclusion of a sheriff sub station lot under this alternative would further reduce impacts generated as result of buildout.
WATER SERVICES		
• The No-Project alternative would not increase water demand at the project site.	• Water service demand generated by buildout and operation of Alternative 2 would be approximately 239 acre feet per year. This figure represents 249 acre feet per year less demand than the proposed project. • Therefore, water service demand impacts generated by Alternative 2 would be less than the proposed project.	• Water service demand generated by buildout and operation of Alternative 3 would be 414 acre feet per year. This figure represents 74 acre feet per year less demand than the proposed project. • Therefore, water service demand impacts generated by Alternative 3 would be less than the proposed project.

Alternative 1 No Project	Alternative 2 265 SF. DU.	Alternative 3 460 SF. DU.
SOLID WASTE		
• No new development or population would be generated at the project site that would generate solid waste	• The applicant would continue to contribute, although less, to the infrastructure improvements that the Newhall County Water District is implementing. • Alternative 2 would generate a resident population of 819 persons. • Yearly tonnage of solid waste generated by Alternative 2 would be one ton per person per year for a total of 819 tons of solid waste per year, or ±2 tons per day. These figures represent approximately 50% less solid waste generated by Alternative 2 than the proposed project. Therefore, it is considered that Alternative 2 would result in 50% less impacts related to solid waste than the proposed project.	• Alternative 3 would have a resident population of 1,421 persons. • Yearly tonnage of solid waste generated by Alternative 3 would be one ton per person per year for a total of 1,421 tons of solid waste per year, or 3.9 tons per day. These figures represent 254 tons per year, or 0.7 tons per day, less solid waste generated by Alternative 3 than the proposed project.
ENVIRONMENTAL SAFETY		
• Alternative 1 would not result in new development or associated population that could be exposed to environmental safety impacts of the natural gas transmission pipeline that traverses the project site.	• Alternative 2 would result in 265 residential units within a development envelope that is 40-acres smaller than the proposed project. Due to the increase lots sizes, less lots will be placed next to the gas line.	• Alternative 3 would locate 15 less lots alongside the Southern California Gas Company easement compared to the proposed project. • The reduction in lots would result in less exposure of residential population to potential environmental safety impacts of the on-site pipelines. • The environmental safety impact associated with Alternative 3 is considered slightly less than the proposed project.

Alternative 1 No Project	Alternative 2 265 SF. DU.	Alternative 3 460 SF. DU.
RECREATION		
• Alternative 1 would not result in an increase in population at the project site that would demand recreation resources in the Santa Clarita Valley area. The parks proposed under the Spring Canyon project would not be developed.	• Alternative 2 would generate a resident population of 819 persons. Because there will be approximately 50% less residential population under Alternative 2, the demand for resident parkland would also be less than demand generated by the proposed project. • The impact upon recreation associated with implementation and buildout of Alternative 2 would be less than the proposed project. Under both development plans, parklands shall be dedicated on-site.	• Alternative 3 would generate a resident population of 1,421 persons. This figure is 254 persons less than the proposed project. • Because resident population of Alternative 3 would be less than the proposed project, resident parkland demand for this alternative would be less than the resident parkland demand generated by the proposed project.
LIBRARY SERVICES		
• No additional population would be generated at the project site that would create additional demand for library services.	• The population associated with buildout and operation of Alternative 2 (819 persons) would demand 286 square feet additional library area and 178 additional library material items. These figures are about 50% less than the demand estimated for the proposed project. • The library service impact expected as a result of Alternative 2 is 50% less than the proposed project. As with the proposed project, established mitigation fees would be required to offset the demand.	• The population associated with buildout and operation of Alternative 3 (1,421 persons) would demand 497 square feet additional library area and 2,842 additional library material items. These figures are 155 square feet and 508 library material items less than the demand estimated for the proposed project. • The library service impact expected as a result of Alternative 3 is therefore less than the Proposed project.

1.0 INTRODUCTION

This Environmental Impact Report (EIR) has been prepared in conformance with the State of California Environmental Quality Act (CEQA) Guidelines and the County of Los Angeles environmental procedures. Data for the EIR was obtained from onsite field observation, discussions with affected agencies, analysis of adopted plans and policies, and specialized environmental studies. The objective of the EIR is to provide decision makers and the general public with a comprehensive and objective analysis of the environmental impacts of the proposed project and alternatives to the proposed plan.

The County of Los Angeles Department of Regional Planning (LACDRP) is the Lead Agency, as defined by CEQA, and is responsible for the preparation and certification of the EIR. In addition, various agencies of the County of Los Angeles and the State of California may have approval authority over the proposed project.

The LACDRP prepared an Initial Study for the proposed project and solicited public agency comments through the distribution of a Notice of Preparation (NOP). A copy of the Initial Study may be found in Appendix A of this document. A copy of the NOP and the comments received in response to the NOP are included in Appendix B.

The project applicant proposes the following development on the 548.1-acre site: 542 single family residential lots on approximately 211.4 acres; streets that would occupy 34.3 acres, a 3.2-acre fire station lot, a 1.8-acre sheriff sub-station lot, two park sites totaling 18.0 acres, and three open space lots that would occupy the remaining 279.4 acres of the property. In order to implement this development the following approvals are required;

- Vesting Tentative Tract Map 48086
- Conditional Use Permit 96-044
- Zone Change Case 96-044
- Oak Tree Permit 96-044
- General Plan Amendment

The CUP is required to address the proposed density controlled development, and development within a Hillside Management area of the

Los Angeles County General Plan. The zone change will allow for the conversion of 248.6 acres from A-2-1 (heavy agricultural) to R-1-6,000, R-1-7,000, R-1-8,000, R-1-15,000, and R-1-20,000 zoning (single-family residential). The remainder of the site, approximately 299.5 acres of A-2-1 will remain unchanged. The required Oak Tree Permit will address the potential impacts to the scrub oak trees on-site. Of the 255 ordinance-size scrub oaks originally surveyed for potential impact, four (4) trees that survived the wildfire are located in, or within 200-feet of, the project's development envelope[1]. Those four scrub oak trees (#49, #246, #251 & #252) are proposed for removal under the Oak Tree Permit application.

Currently, the County-Wide General Plan designates the site as "R" (Non-Urban). The requested amendment would allow approximately 161.9 acres of the site to be re-designated as "1" (Low Density Residential). The proposed amendment to the Santa Clarita Valley Area Plan would allow for approximately 161.9 acres of the site to be changed from the existing N2 (Non-Urban, one dwelling unit per acre) and HM (Hillside Management) designations to U1 (Urban 1, 1.1 to 3.3 dwelling units per acre).

The following environmental factors are analyzed in this DEIR:

- Geotechnical Hazards
- Fire Hazard & Protective Services
- Air Quality
- Cultural Resources
- Traffic & Access
- Education
- Water Services
- Environmental Safety
- Library Services
- Flood Hazard
- Noise
- Biological Resources
- Visual Qualities
- Sewage Disposal
- Sheriff Protection
- Solid Waste
- Recreation

[1] On-site Oak trees were originally surveyed in October 1990; a follow-up survey was conducted in September 1999 by the same biologist. See Appendix M.

2.0 PROJECT DESCRIPTION

Project Location

The proposed project site is located immediately north of the Antelope Valley Freeway and Soledad Canyon Road between Shadow Pines Boulevard and Agua Dulce Canyon Road in the northwest portion of unincorporated Los Angeles County. The site is situated approximately three-quarters of a mile east of the City of Santa Clarita. A Regional Location Map is provided as **Figure 2-1**.

The project site is bordered by single-family residences to the west and undeveloped lands to the north, east, and southeast (across the Antelope Valley Freeway). A commercial sand and gravel mining operation and a small trailer park are located south of the project site along the Santa Clara River. Local access to the site is currently available from Spring Canyon Road[1] via Soledad Canyon Road. **Figure 2-2** is a Vicinity Map that illustrates the project site from a local perspective. Proposed projects in the surrounding area include the Bee Canyon mobile home project, the Transit Mixed Concrete mining project, and an existing mining operation owned and operated by Curtis Sand and Gravel. The locations of these proposed projects are illustrated in **Figure 3-1** on page 3.4. All are located south of the proposed Spring Canyon project site, across the Antelope Valley Freeway. Additional information on these projects is provided in the Environmental Setting section of this document.

Statement of Objectives

The objectives of the proposed project are the development of the 548.1 acres Spring Canyon property for single-family residential uses, as well as provision of space for several public service agencies. The Vesting Tentative Tract Map (VTTM 48086) includes 542 single family residential lots, three open space lots, one future fire station lot, one future sheriff sub-station lot, and two park site lots. An elementary school site is also proposed. A reduced copy of V.T.T.M. 48086 is included herein as **Figure 2-3**, the Development Concept. The proposed school site is illustrated on the Conditional Use Permit "Exhibit A" map, as well as Figure 4.11-1, in the Education section of this document.

In order to implement the proposed project, the applicant is requesting a zone change (ZC 96-044) and a conditional use permit (CUP 96-044) for

[1] This road was recently re-named "Stonecrest Road", but appears as "Spring Canyon Road" on local maps and VTTM 48086.

the project, as well as amendments to the County-Wide General Plan (LACGP) and the local Santa Clarita Valley Area Plan (SCVAP). The zone change would facilitate the transition of approximately 245.7 acres of heavy agricultural-zoned land (A-2-1) to a combination of single-family residential zones including R-1-6,000, R-1-7,000, R-1-8,000, R-1-10,000, R-1-15,000, and R-1-20,000 zones. The proposed park sites, fire station lot, sheriff sub-station lot, and open space lots would retain the A-2-1 zoning designation. **Figure 2-5** illustrates the existing and proposed LACGP zoning designations.

The LACGP currently designates land uses on the site as "R" (Non-Urban) allowing a maximum of 273.0 dwelling units. The amendment would allow ±161.9 acres of the site to be re-designated as "1" (Low Density Residential), increasing the maximum number of allowable dwelling units to approximately 1,143 (see **Figure 2-8**). The proposed amendment to the Santa Clarita Valley Area Plan (SCVAP) would allow for those same ±161.9 acres of the site to be changed from the existing N2 (Non-Urban, one dwelling unit per acre) and HM (Hillside Management) designations to U1 (Urban 1, 1.1 to 3.3 dwelling units per acre). This amendment would allow an increase in the maximum number of dwelling units from 265.5 to 731.6. The existing and proposed land use designations are summarized in **Table 2.1**.

TABLE 2.1

EXISTING & PROPOSED LAND USE DESIGNATIONS

V.T.T.M. 48086

EXISITNG LAND USE DESIGNATION	AC	ALLOWABLE UNITS LOW	ALLOWABLE UNITS HIGH	PROPOSED LAND USE DESIGNATION	AC	ALLOWABLE UNITS LOW	ALLOWABLE UNITS HIGH
LACGP (R)	548.1	62.5	273.0	LACGP (1)	161.9	161.9	971.4
				LACGP (R)	386.2	40.9	171.6
Total:	548.1	62.5	273.0		548.1	202.8	1,143
SCVAP (N2)	129.8	54.2	107.3	SCVAP (U1)	161.9	178.1	534.3
SCVAP (HM)	418.3	158.2	158.2	SCVAP (N2)	67.5	27	53.3
				SCVAP (HM)	318.7	144	247.8
Total	548.1	212.4	265.5		548.1	349.1	731.6

The CUP is required to allow grading within the designated Hillside Management areas and for density controlled developments. The applicant is requesting the CUP in order to concentrate development in mostly the southern and westerly portions of the property. The existing and proposed

SCVAP land use designations are illustrated in **Figures 2-6** and **2-7**, respectively. The existing and proposed LACGP land use designations are illustrated in **Figure 2-8**.

Project Characteristics

The Spring Canyon project includes 542 single-family residential units, one future fire station lot, one future sheriff sub-station lot, two park sites, one elementary school site (adjacent, but off-site), and three designated open space lots. Major infrastructure improvements would be constructed in association with project implementation. **Table 2.2** provides a summary of the conceptual land uses proposed for the project, which are discussed in greater detail below.

Residential

Residential uses, including streets, would occupy approximately 245.7 acres of the site. Access to the project site would be provided from Spring Canyon Road (via Soledad Canyon Road) and Valley Canyon Road (via Spring Canyon Road and Sequoia Road or Yellow Stone Lane in westerly Tract 36943). Additional access will be provided by proposed "E" Street in the north-westerly corner of the site, where it will connect to the roadway system of the adjacent, under-construction Tract 36943. Internal road widths include a range from 58 feet for the smaller cul-de-sacs, 60 feet for some of the interior streets, and 64 feet for the main collector roads. All streets will be offered to the County of Los Angeles for dedication as public streets.

The site is characterized by two main canyons, Tapie Canyon in the west and Spring Canyon in the easterly portion of the site (see **Figure 3-1**). The two canyons are separated by a dominant north-south trending ridgeline that practically bisects the property. The two drainages converge in the southwesterly portion of the site. The majority of the 542 residential lots are proposed to be constructed in the south-central portion of the site along slopes, ridgelines and flatter portions of both Tapie and Spring Canyons. The remainder of the residential lots trend northerly along the main ridgeline into two large proposed open space lots. As illustrated in **Figure 2-3**, the project has been designed to avoid the majority of the flowline and upper reaches of Spring Canyon, as well as the upper half of Tapie Canyon and it's tributary canyons.

TABLE 2.2

LAND USE CONCEPT

V.T.T.M. 48086

LAND USE	UNITS	NUMBER OF LOTS	ACRES	PERCENT OF SITE
Single-family	542	542	211.4	39%
Park Sites	n/a	2	18.0	3%
Fire Station lot	n/a	1	3.2	0.5%
Sheriff Sub-station	n/a	1	1.8	0.3%
Open Space	n/a	3	279.4	51%
Streets	n/a	n/a	34.3	6.2%
Total	542	549	548.1	100%

Notes: Lot areas are gross acreage.
Percents are rounded up to the next whole number.
Acreage's and total square feet are approximate numbers.

Recreation

The proposed project includes two private park sites that total approximately 18.0 acres. One of the two parks, Lot 545, would be located northwest of the Spring Canyon Road/Valley Canyon Road intersection in the southern portion of the property. This park would occupy approximately 0.9 acres of land. The second park (Lot 549) is proposed to cover 17.1 acres and would be located north of Gas Line Road in the center of the property. Both parks are anticipated to be developed as passive recreation areas.

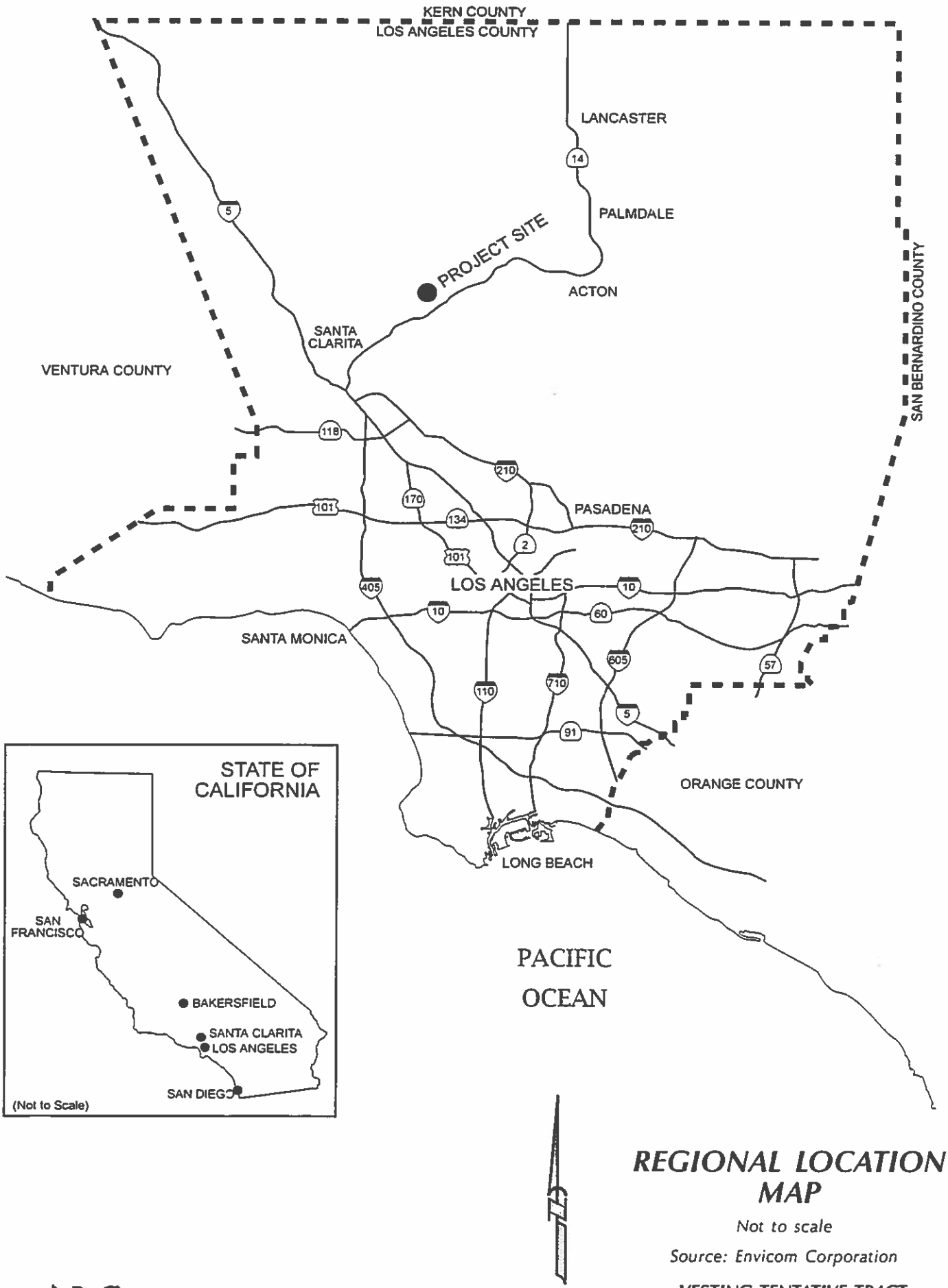
Future Fire Station Lot

A 3.2±-acre lot is proposed just northwest of the intersection of Spring Canyon Road and Valley Canyon Road. The site will include a ±48,000 square-foot graded pad for a future fire station.

Future Sheriff Sub-Station Lot

A 1.8±-acre lot is proposed northwest of the intersection of Spring Canyon Road and Valley Canyon Road. The site is adjacent to the future fire station lot and would include a 46,500 square-foot graded pad for a future sheriff sub-station.

Figure 2-1



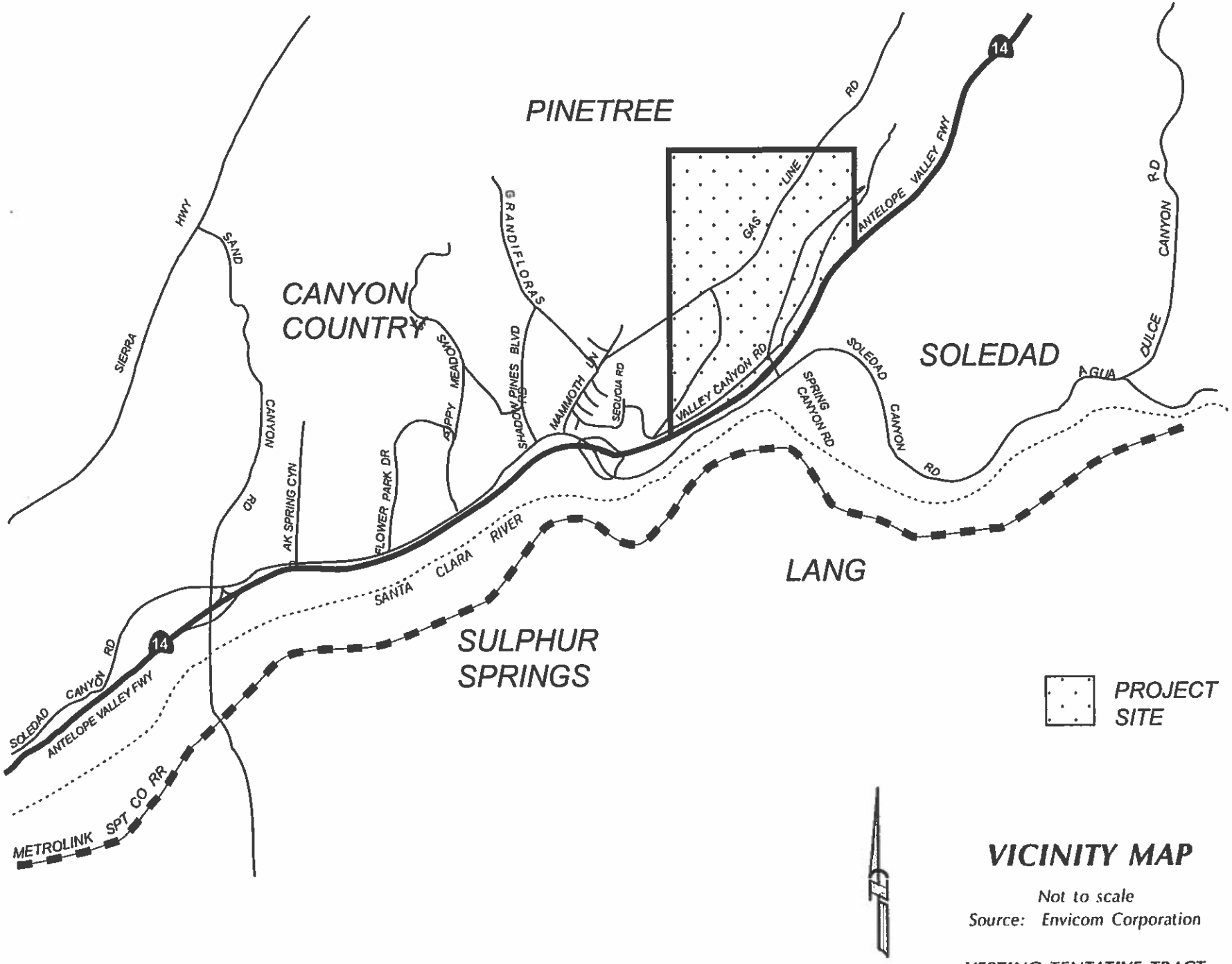
REGIONAL LOCATION MAP

Not to scale

Source: Envicom Corporation

LDC

VESTING TENTATIVE TRACT MAP NO. 48086

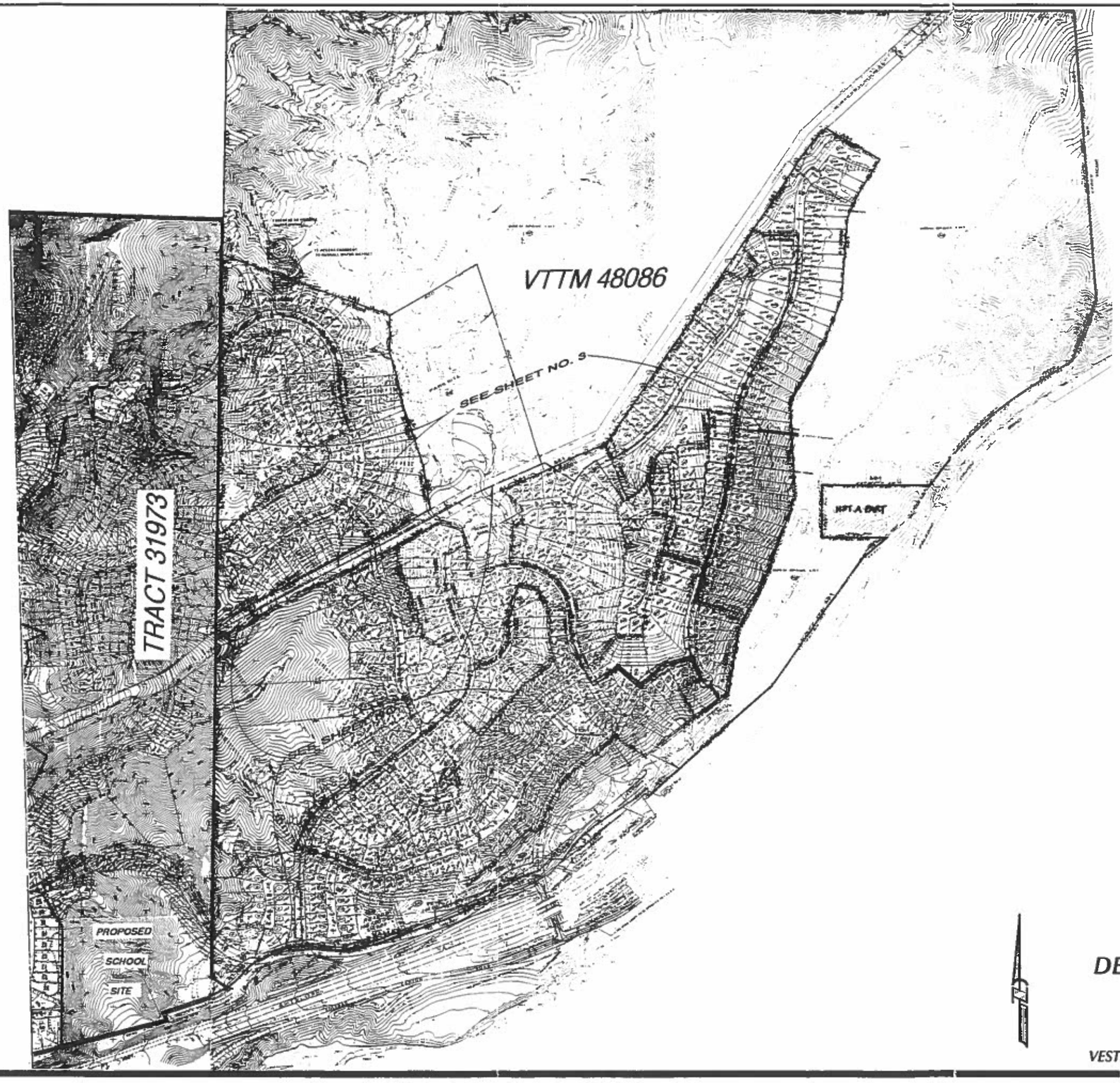


VICINITY MAP

Not to scale
Source: Envicom Corporation

VESTING TENTATIVE TRACT MAP NO. 48086

Figure 2-2



DEVELOPMENT CONCEPT

Not to Scale

VESTING TENTATIVE TRACT MAP NO. 48086

Open Space

The proposed project includes three open space lots that total 279.4 acres, or 51 percent of the site. The three open space parcels are proposed to surround the majority of the residential lots, and would be located in the northern, eastern, and southwestern portions of the site. The largest two open space areas (Lots 547 and 548) are connected and total 278.6 acres. They would provide natural buffers to the Antelope Valley Freeway to the east and south-southeast, and to the scattered existing single family units to the northwest. In addition to providing a natural backdrop of undisturbed ridges and valleys, the open space areas are also being preserved in an effort to retain large, natural wildlife habitat areas on-site.

In addition to the dedicated open space areas, proposed western Lots 29, 30, 42, and 43 in Phase II of the development occupy approximately 21 acres of natural open space, but have combined pad areas of only about 0.9 acres. The remaining ±20 acres of those lots are proposed to be deed restricted from future development and will not be graded. Therefore, aside from the thinning requirements of the Fire Department for fuel modification purposes (up to ±150 feet from the proposed homes), the remaining ±20 acres of those lots would remain natural and could function as additional wildlife habitat for more urban-tolerant species. The 100-foot wide, unimproved gas line easement connects the natural areas of these lots to the proposed open space lots.

Infrastructure, Grading, etc.

A variety of infrastructure improvements would be required to accommodate the proposed residential development. A combination of public streets and cul-de-sacs, occupying approximately 34.3 acres, are proposed to serve the site. Utilities such as water supply, sewage disposal, natural gas and electricity would be expanded to provide for the proposed uses. Water services would be provided by the Newhall County Water District (NCWD). Local sewer services would be provided through annexation into the Newhall County Water District and/or Los Angeles County Public Works, Waterworks and Sanitation Management District. Regional sewer services would be provided through annexation into the Los Angeles County Sanitation District 26. Natural gas and electricity service would be provided by the Southern California Gas Company and Southern California Edison Company, respectively.

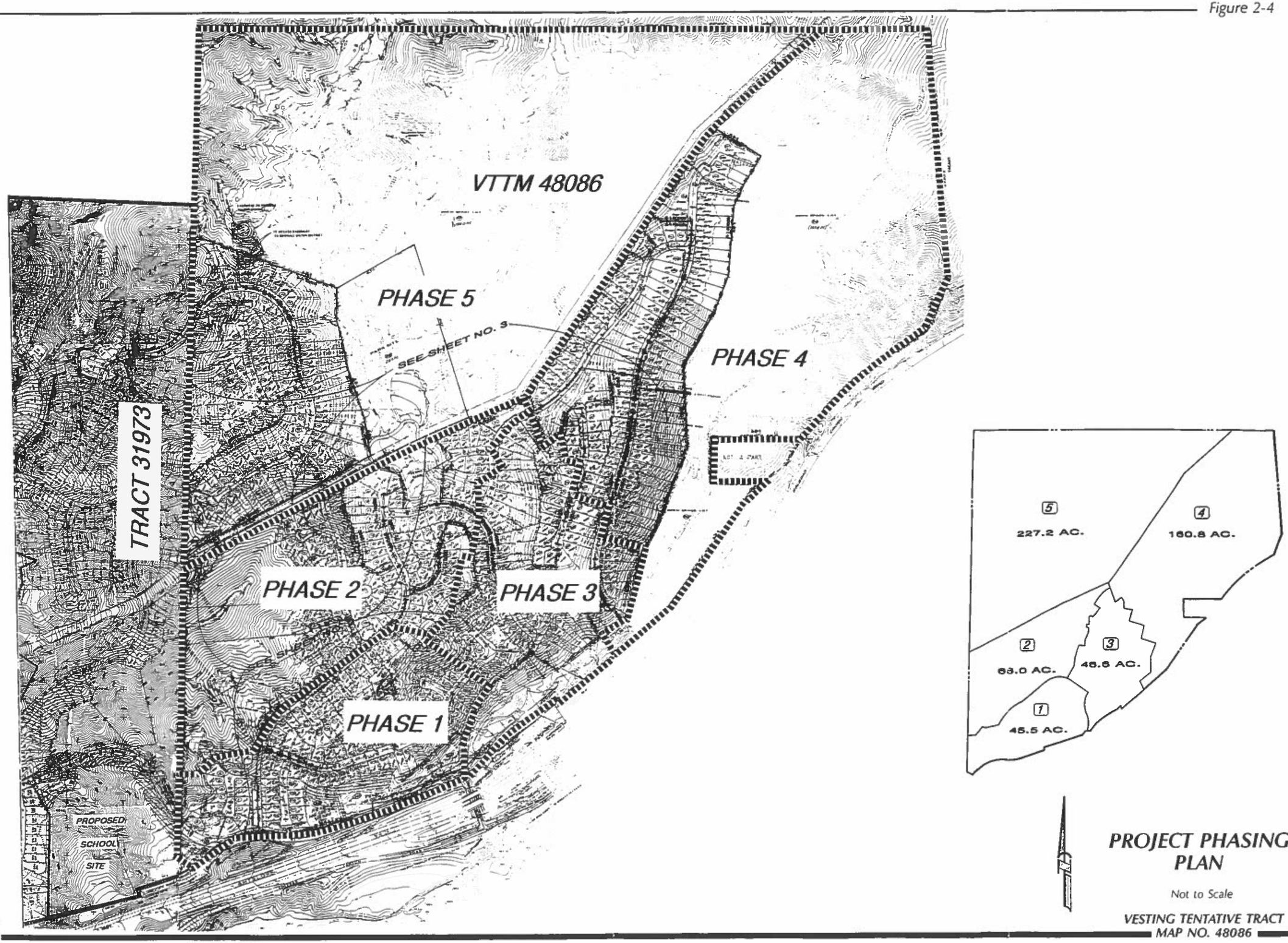
The project applicant is participating in a Joint Construction Agreement that has been reached between developers in the area to improve the local NCWD sewer system. More information on the improvements being

provided under this agreement is available in the Sewer Disposal section of this DEIR.

Extensive on-site grading would be required to provide level building pads, the internal roadway network, and associated infrastructure. Grading is proposed to be balanced on-site, with 4.2 million cubic yards of cut and 4.2 million cubic yards of fill. Grading would include ±18 feet of cut and fill for lowering ridges, cutting and re-contouring slopes, removal of undesirable soils, and compacting fill materials in intervening valleys. Maximum slope gradients would be 2:1 for all slopes with the exception of 1.5:1 slope gradient for side yard slopes less than 10 feet in height.

The existing 100-foot wide Gas Line Road (unimproved) easement that diagonally traverses the central portion of the site will remain as an easement to the Southern California Gas Company. The easement contains two, buried 30-inch natural gas transmission pipelines.

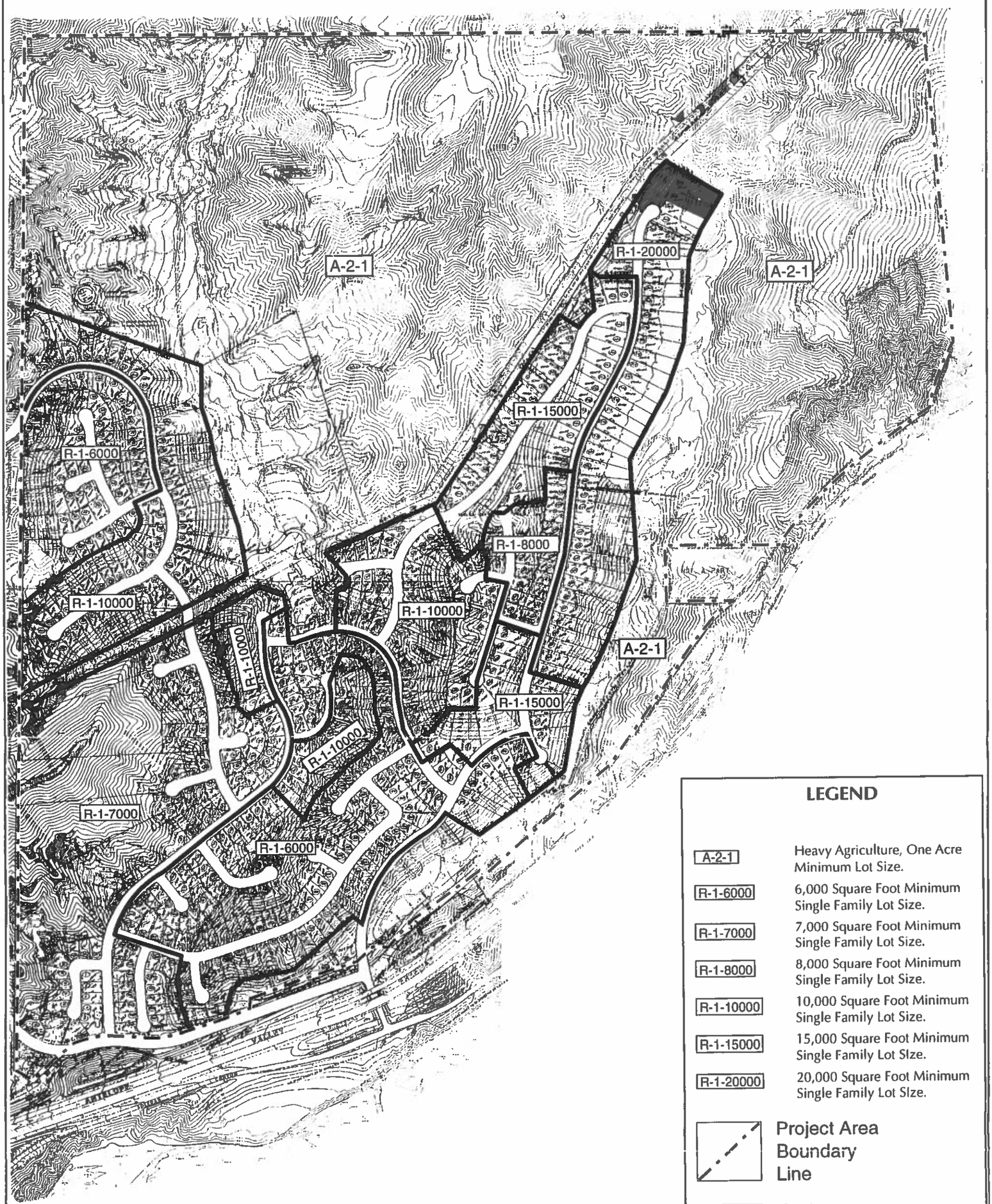
A water tank is proposed to be located off-site adjacent to, and west of, the northwestern portion of the site at an elevation of 2,251 feet msl. An alternate water tank site is also proposed to be located at the northwest portion of the site at an elevation of 2,083 feet above mean sea level (msl). If necessary, the alternate water tank site would be accessed by a 20-foot water purveyor easement road that may reach up to 15 percent grade.



PROJECT PHASING PLAN

Not to Scale

VESTING TENTATIVE TRACT MAP NO. 48086



LEGEND

A-2-1	Heavy Agriculture, One Acre Minimum Lot Size.
R-1-6000	6,000 Square Foot Minimum Single Family Lot Size.
R-1-7000	7,000 Square Foot Minimum Single Family Lot Size.
R-1-8000	8,000 Square Foot Minimum Single Family Lot Size.
R-1-10000	10,000 Square Foot Minimum Single Family Lot Size.
R-1-15000	15,000 Square Foot Minimum Single Family Lot SIze.
R-1-20000	20,000 Square Foot Minimum Single Family Lot SIze.

Project Area Boundary Line

Zoning Boundaries

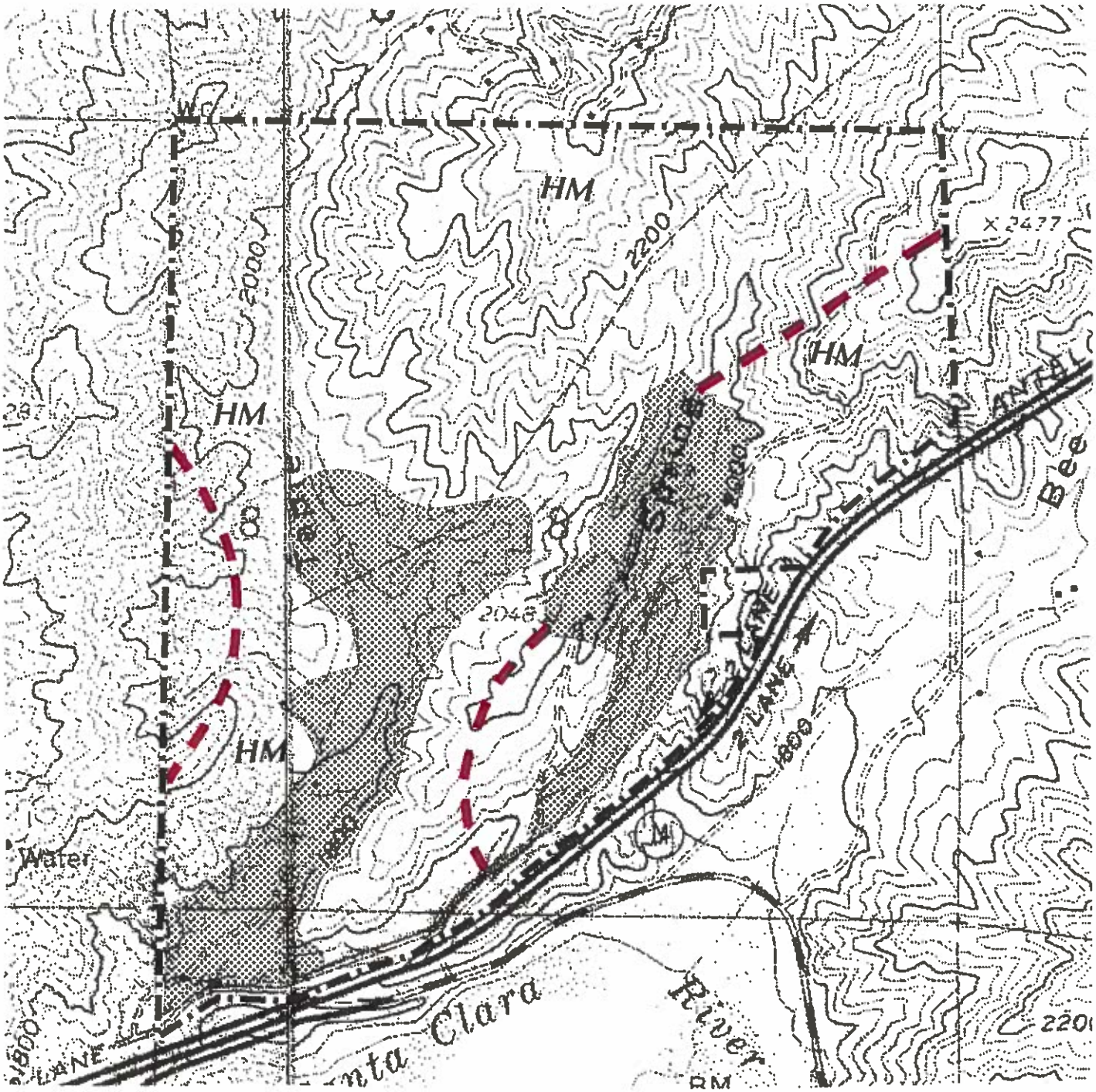
Note: *Existing Zoning is A-2-1 over the entire site.*

Figure 2-5

PROPOSED LACGP ZONING

Not to scale

VESTING TENTATIVE TRACT MAP NO. 48086



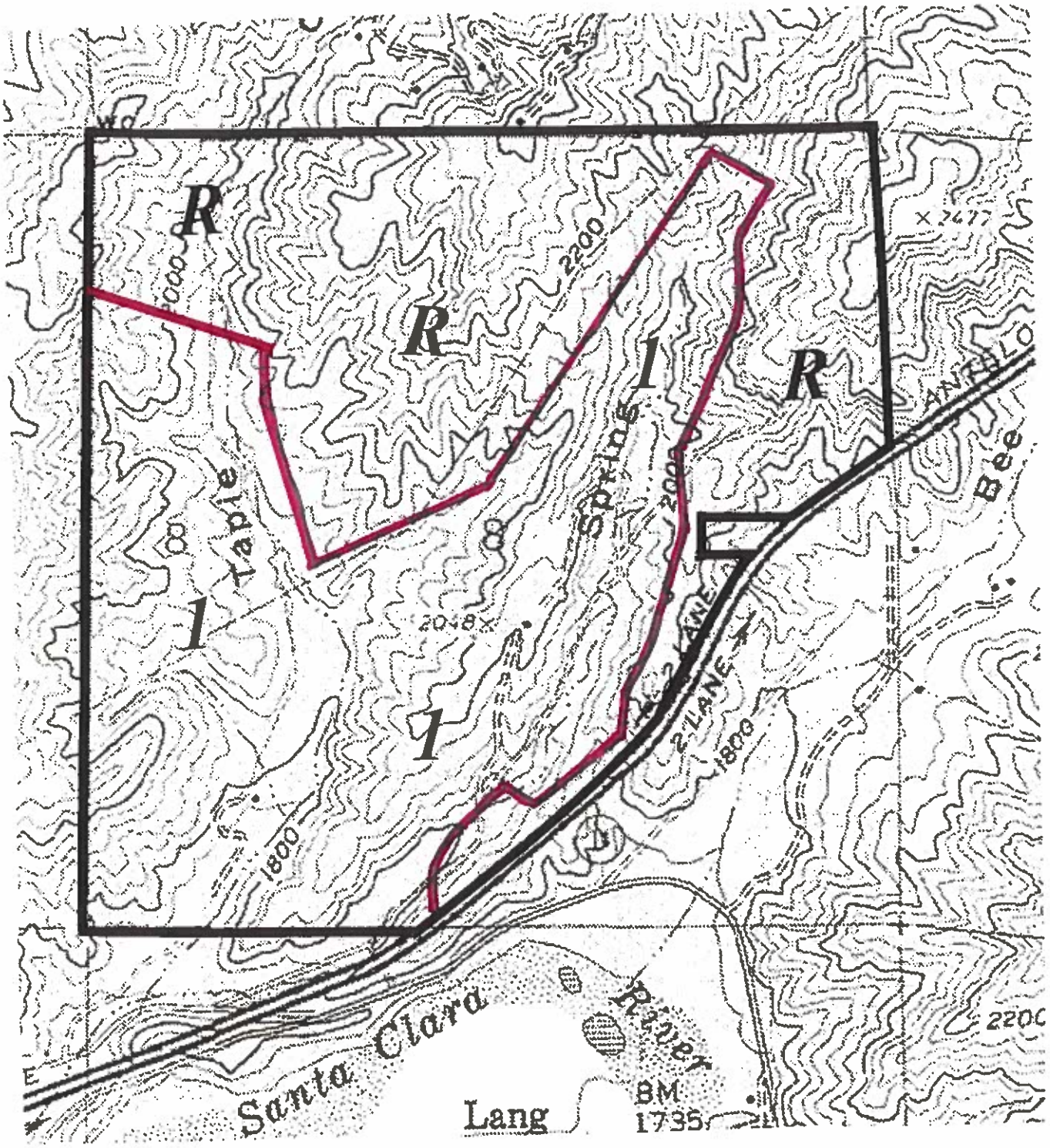
- Project Area Boundary
- Existing Land Use Designation N-2
- Existing ¼ Mile Line from Urban Land Use Designation
- HM - Hillside Management

EXISTING SCVAP LAND USE DESIGNATIONS

Not to scale

Source: Santa Clarita Valley Area Plan (Last amended- March 23, 1992)


HM
HM
HM



LEGEND:	
R	- EXISTING LACGP LAND USE
1	- PROPOSED LACGP LAND USE

EXISTING & PROPOSED LACGP LAND USE DESIGNATIONS

Not to scale

VESTING TENTATIVE TRACT MAP NO. 48086

3.0 ENVIRONMENTAL SETTING

Existing Conditions

Regional Setting

The currently vacant proposed project site (V.T.T.M. 48086) is located in an unincorporated area of northern Los Angeles County. Specifically, it is located immediately north of the Antelope Valley Freeway (14 Freeway) in the northeastern portion of the Santa Clarita Valley, east of the communities of Canyon Country and Pinetree. Additional communities in the area include Mint Canyon to the west, Agua Dulce to the northeast, and Acton to the east. Existing land uses in the vicinity of the project site include single-family residences to the west, vacant lands to the north, east, and southeast (across the Antelope Valley Freeway), and a trailer park and sand and gravel mining operations to the south. The Santa Clara river and Angeles National Forest lands also occur to the south. Land uses in the vicinity of the proposed project site are illustrated in aerial photograph, **Figure 3-1**.

Existing roadways near the project site include the Antelope Valley Freeway and Soledad Canyon Road to the south, Shadow Pines Boulevard and Mammoth Lane to the west, and Agua Dulce Canyon Road to the east. The site is currently accessed from Spring Canyon Road (which passes beneath the 14 Freeway) via Soledad Canyon Road. The Southern Pacific Transportation Company Railroad is located to the south of the project site, traveling in an east-west direction along the southern bank of the Santa Clara River.

The Santa Clarita Valley is surrounded by the Sierra Pelona Mountains to the north, the San Gabriel Mountains to the south and east, and the Santa Susana Mountains to the south and west. Portions of the Angeles National Forest border the valley on the north and east. The Santa Clara River is the primary drainage course of the region, flowing westward to Ventura along the northern portion of the valley. Major tributaries to the Santa Clara River in the valley include Bee Canyon, Sand Canyon, Mint Canyon, Bouquet Canyon, Dry Canyon, San Francisquito Canyon, South Fork Santa Clara River, and Castaic Creek. The proposed project is located just west of Bee Canyon, north of the Santa Clara River. Within the project boundary, Tapie and Spring Canyons are north-south trending ephemeral drainages that contribute as minor tributaries to the Santa Clara River.

Elevations in the Santa Clarita Valley range from approximately 1,000 feet above sea level along the Santa Clara River near Castaic Junction to approximately 3,200 feet at some of the higher hillside ridgelines near Pico and Towsley Canyons. The San Gabriel Mountains reach approximately 4,000 feet southeast of the City of Santa Clarita and rise over 6,000 feet roughly two miles to the east.

Local Setting

Topography on-site is characterized by two main canyons, Tapie Canyon and Spring Canyon, which are separated by ridgelines that generally trend from the southwest to northeast as illustrated in the aerial photo of the site in **Figure 3-1**. The valley areas of Tapie and Spring Canyons are relatively flat to gently sloping. **Figure 3-2** illustrates the topography of the site. On-site elevations range from approximately 1,707 to 2,405 feet above sea level; with the highest elevations located at the northern and eastern edges of the site and the lowest elevations are found at the southwest corner of the site. On-site slope gradients are as follows; ±198 acres of the site are equal to or greater than 50 percent slope, ±174 acres are between 25 and 50 percent, and ±176 acres are equal to or less than 25 percent slope.

The project site was subject to a major fire several of years ago which burned most of the mature plants. The site is currently dominated by remnants of unburned annual plant species and several non-native grasses. The site supports a combination of chaparral on most hillsides, alluvial scrub in canyon bottoms, and grassland on lower slopes and ridges. The site also contains scattered piñon pines, as well as a cluster of coast live oaks which forms a small woodland on one north-facing slope. Photographs of the site are available herein as **Figure 3-4** and **3-5**, with a Photo Index Map as **Figure 3-3**.

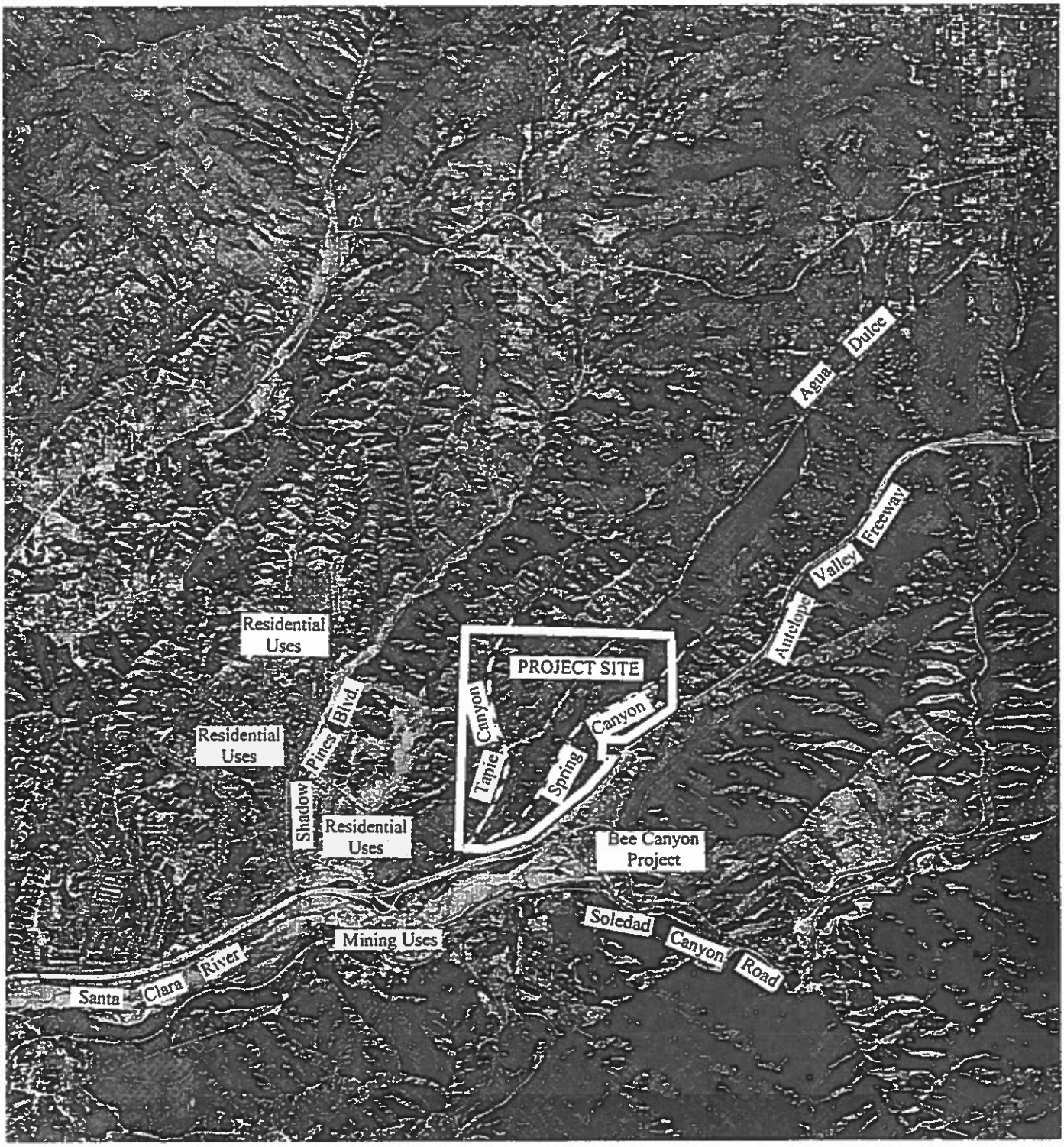
Remnants of a building foundation pad are located on the plateau area atop the southeastern portion of Spring Canyon's westerly ridgeline. A relatively new off-road motorcycle area is also located just behind the old foundation. In addition, several paved and dirt roads (i.e., Valley Canyon Road and Gas Line Road) traverse the site in north to south and southwest to northeast directions. Unrestricted access to the site has resulted in the illegal dumping of trash and automobiles in the canyons. There is also evidence of heavy off-road vehicle use in Tapie Canyon, as well as target shooting and possibly hunting in both canyons.

Existing & Planned Land Uses in the Project Area

The proposed project site consists of 548.1± acres of undeveloped land in the northwest portion of Los Angeles County, about three quarters of a mile east of the City of Santa Clarita. Soledad Canyon Road and the Santa Clara River exist south of the freeway in the project vicinity. The closest developed land uses to the site are residential developments east of Shadow Pines Boulevard (located less than one mile west of the project site) and sand and gravel mining facilities at various locations south of the 14 Freeway along the Santa Clara River.

The Spring Canyon project is just beyond the outer fringes of concentrated residential and commercial development associated with the City of Santa Clarita. This concentration of development is expanding eastward with the current construction of Stonecrest (a.k.a. Mountain View East), a single-family residential development adjacent to the western boundary of the proposed project site. Stonecrest is partially completed and under continuing construction. The Stonecrest project anticipates a full-buildout of about 635 single-family residences and one park site.

In addition to the Stonecrest development, there are a number of current proposals for future development that would continue the eastward expansion of residential and commercial/industrial uses in the area. The Bee Canyon project, located just south of the Antelope Valley Freeway and across from the eastern portion of the proposed project site, proposes to develop 550 manufactured residential unit lots (for mobile homes) and three recreation areas within a 211.3-acre site. A mining project, the Transit Mixed Concrete Company (TMC), is proposed just south of Bee Canyon project. TMC proposes to excavate ±80 million tons of material from their mineral lease on the south side of the Bee Canyon boundary. Mining on the south side of the ridge is planned to ultimately result in a lowering of the southern boundary ridgeline by approximately 200 feet.



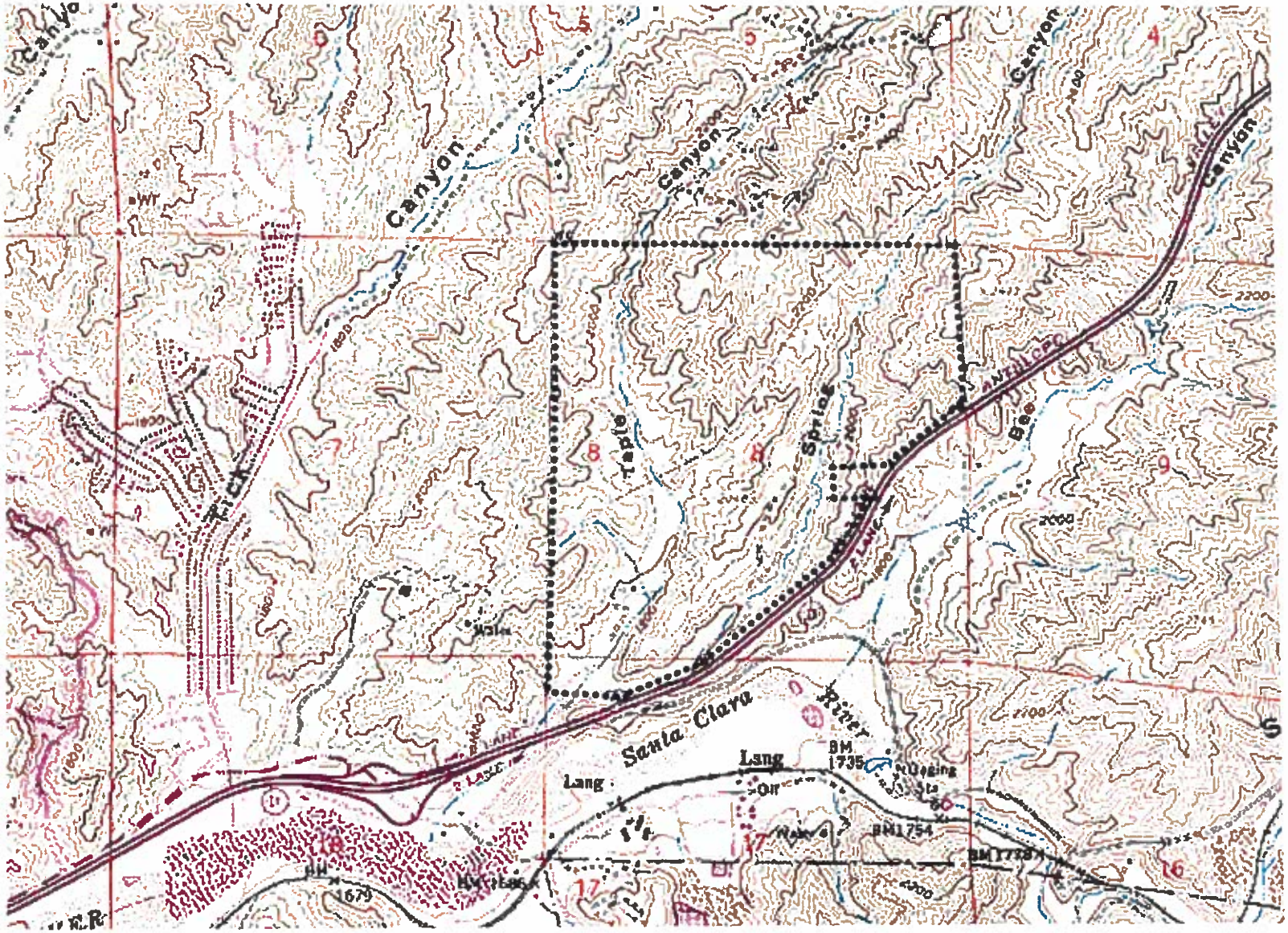
AERIAL PHOTO OF PROJECT SITE

Not to scale

Source: Envicom Corporation

VESTING TENTATIVE TRACT MAP NO. 48086

LDC



- TRACT BOUNDARY

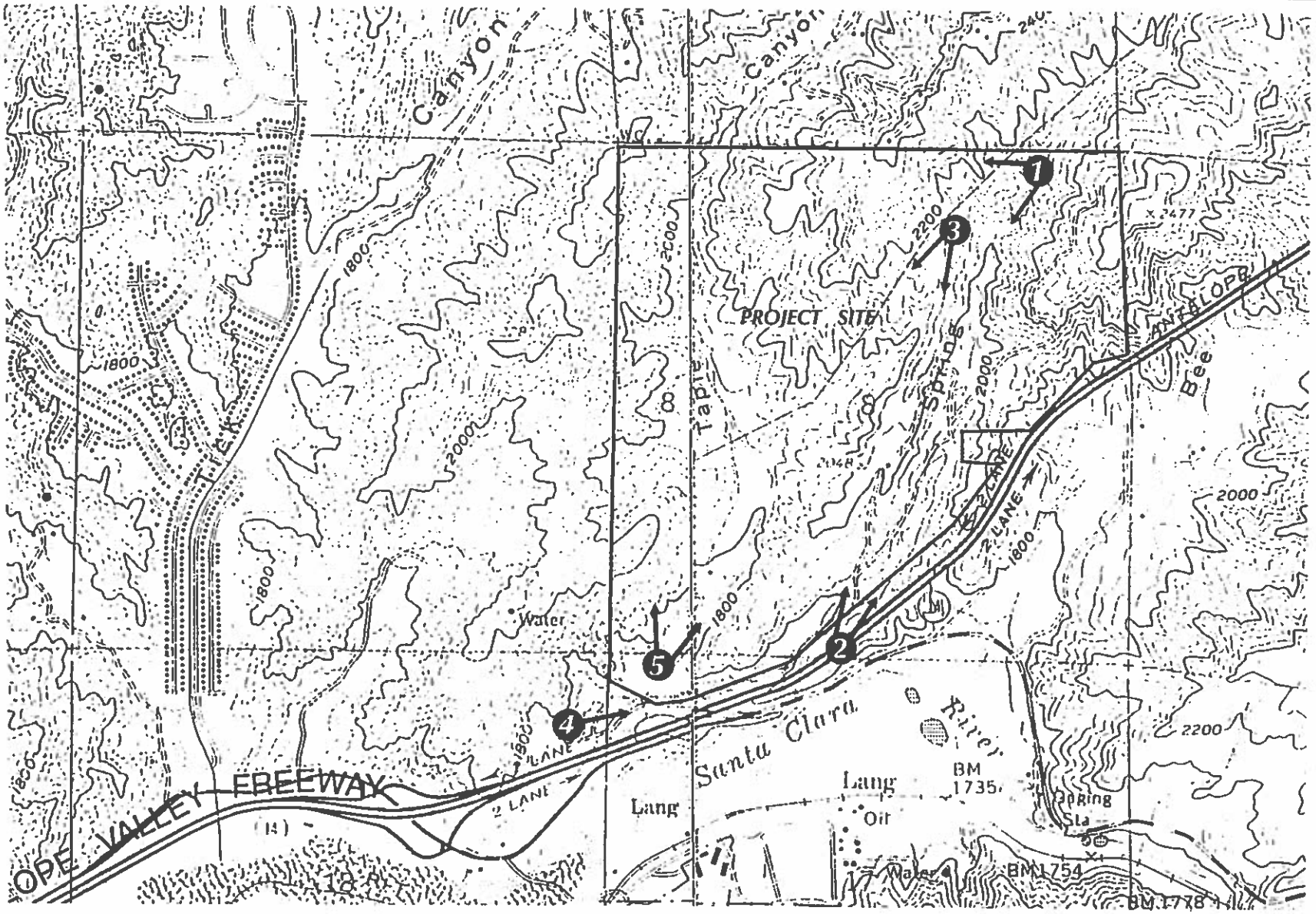
PROJECT SITE TOPOGRAPHY

Not to Scale

VESTING TENTATIVE TRACT MAP NO. 48086

LDC

Figure 3-2



ONSITE PHOTOGRAPH INDEX MAP

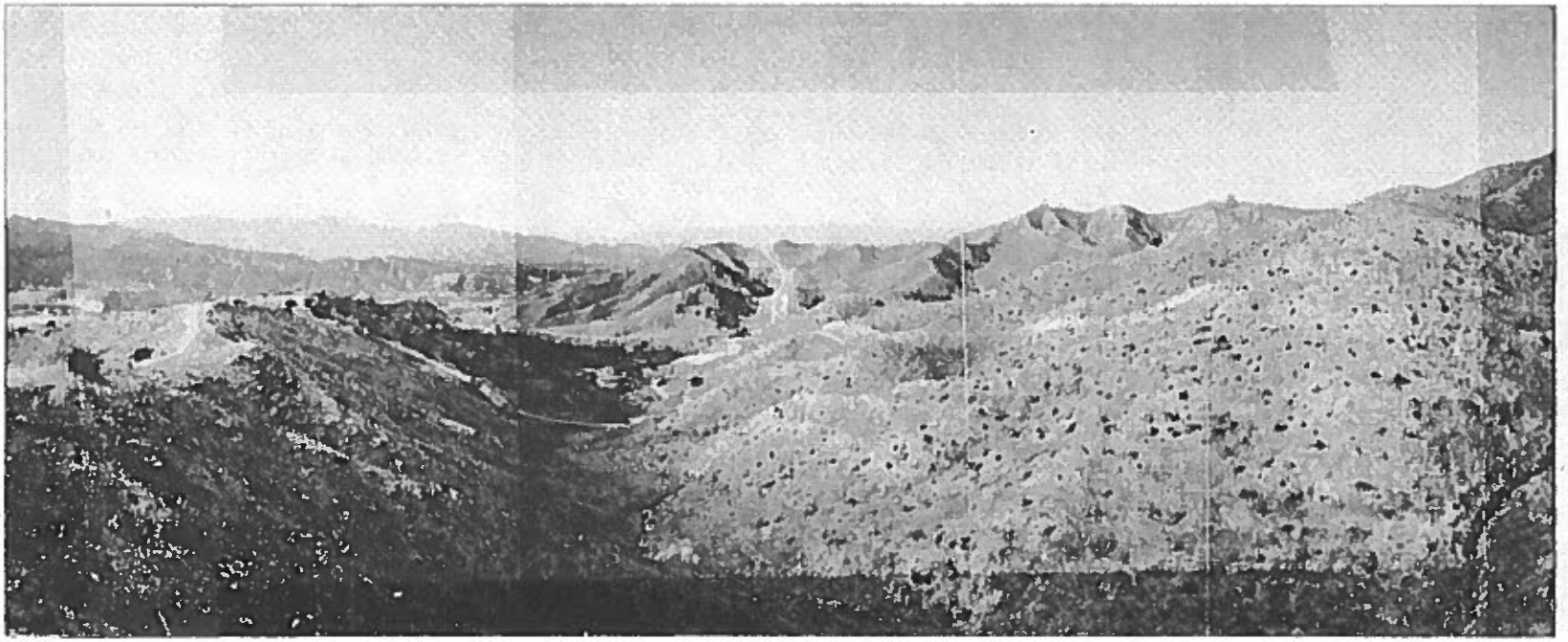
Not to scale

Source: Envicom Corporation

VESTING TENTATIVE TRACT MAP number 48086

Figure 3-3

LDC

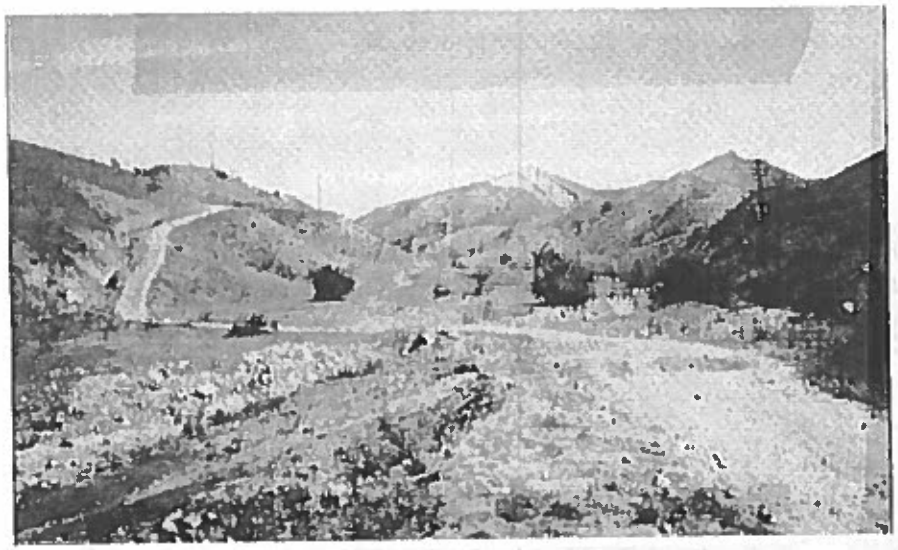


1 Southwestern view of project site.

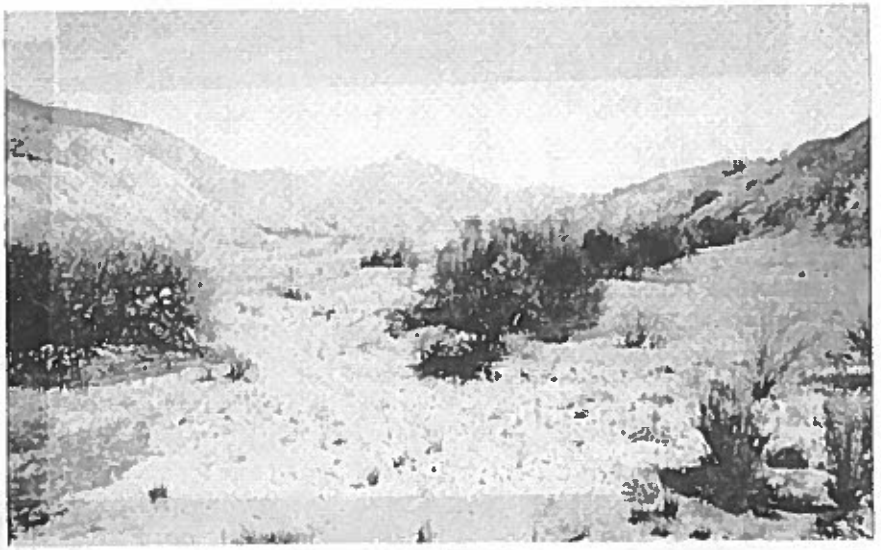
ONSITE VIEW OF THE PROJECT SITE

Not to scale
Source: Envicom Corporation

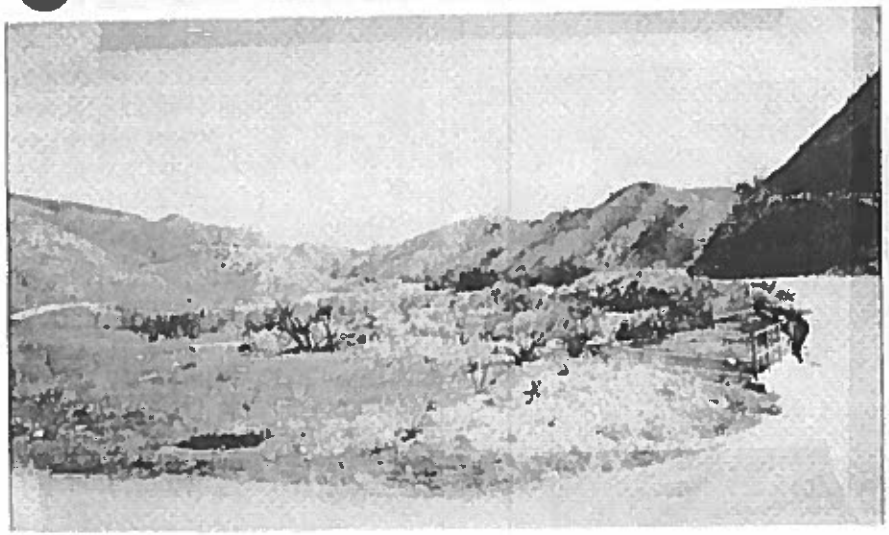
Figure 3-4



2 Northeasterly view of project site from Valley Canyon Road.



3 Southwesterly view of the project site.



4 Northeasterly view of project site from Valley Canyon Road.



5 Northerly view of project site.

ONSITE VIEW OF THE PROJECT SITE

Not to scale

Source: Envicom Corporation

VESTING TENTATIVE TRACT MAP number 48086

Figure 3-5

4.0 ENVIRONMENTAL IMPACT ANALYSIS

This section is the primary component of the EIR as it provides information on a project's existing conditions, its impact potential, and identifies available mitigation measures. The existing conditions component defines the environmental conditions that currently exist on and near the project site, while project impacts are defined as the project's effect on the existing environment. An analysis of the project's possible cumulative impacts is included at the end of each chapter prior to the recommended mitigation measures. Mitigation measures are designed to reduce a project's impact potential.

The following areas of potentially significant environmental impact have been identified for the proposed project in the Initial Study as prepared by the County of Los Angeles Department of Regional Planning, Impact Analysis Section. A complete copy of that report is included in Appendix A of this document.

Geotechnical Hazards

Flood Hazard

Fire Hazard & Protective Services

Noise

Air Quality

Biological Resources

Cultural Resources

Visual Qualities

Traffic & Access

Sewage Disposal

Education

Sheriff Protection

Water Services

Solid Waste

Environmental Safety

Recreation

Library Services

4.1 GEOTECHNICAL HAZARDS

Geotechnical issues were identified in the Initial Study as potentially significant, specifically the amount of grading proposed and the potential for unstable slopes. A preliminary, EIR-level geotechnical study was prepared by Pacific Soils Engineering, Inc. to analyze the geological aspects of site feasibility for the proposed development of Vesting Tentative Tract Map 48086.

Until recently, the subject property (VTTM 48086) was composed of two Tentative Tracts. Tentative Tract 43520 comprised approximately the westerly half of the present tract, and Tentative Tract 48086 previously included only the easterly portion of the property. The current map designation, VTTM 48086, now encompasses both of the earlier tentative tracts. Geotechnical investigations for the previously separate Tentative Tracts 43520 & 48086 were carried out by Pacific Soils, Engineering, Inc. and Petra Geotechnical North, Inc., respectively. The following section presents a summary of the preliminary findings of those previous studies. The complete geotechnical report and technical appendices are included as Appendix F of this document. A geologic map (two sheets) is also included in Appendix F as Plates I and II.

Existing Conditions

The proposed project site is bound on the north and east by hilly to mountainous terrain that is undeveloped except for isolated single-family residences and appurtenant access roads. Both unimproved and improved lands that are part of adjacent Tentative Tract No. 36943 border the project site on the west. The Antelope Valley Freeway (14 Freeway) is located southerly and adjacent to the southwesterly part of the site.

The site is located in the Soledad basin, between the Sierra Pelona foothills to the north and the San Gabriel Mountains to the south. The proposed project site can be divided into two geologic categories: 1) the two major south- to southwest-trending drainages – Tapie Canyon in the west and Spring Canyon in the east, and their larger tributaries; and 2) the hills that intervene and surround the main drainages. Many of the hills are strike ridges with small tributary draws. Generally, the hills ascend on either side of the main canyons at approximately 1.5:1 to 2.0:1 (horizontal-to-vertical) ratios, with the canyon walls becoming steeper immediately adjacent to the canyon bottoms. Some natural slopes and graded slopes on the south and east sides of the site, which descend towards Highway 14,

are as steep as 0.7:1. Cut and fill constructed to accommodate the Antelope Valley Freeway exist within the Caltrans right-of-way along the southern site boundary.

Geology

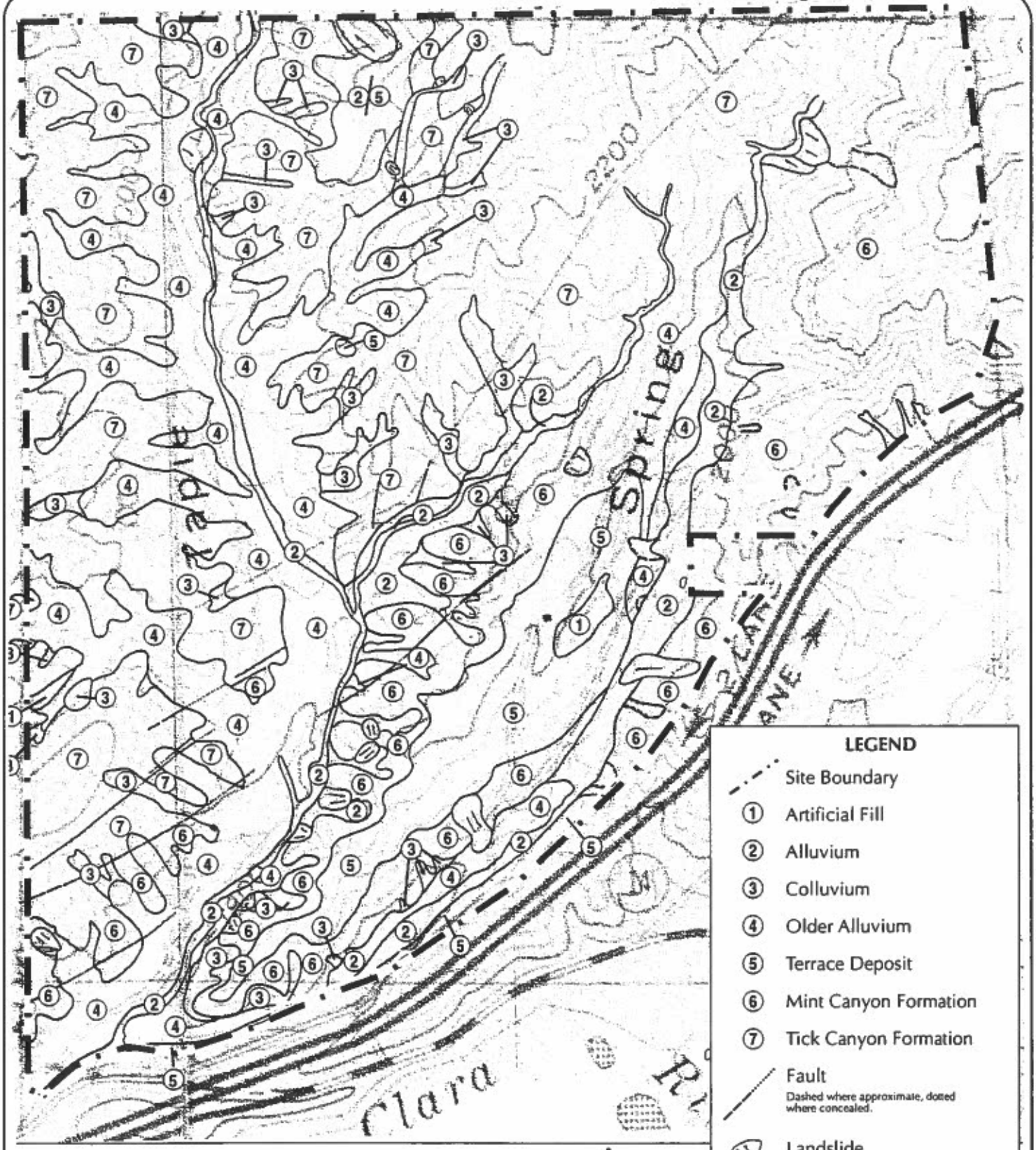
In the project vicinity, the underlying geologic terrain is characterized by non-marine sedimentary rock units that were deposited in localized sub-basins that comprise the Soledad Basin. These units were subsequently uplifted and faulted to their present configuration. The basin is bordered on the north, east and south by mountainous masses of older crystalline rocks. On the west, the San Gabriel fault zone limits the basin

Earth units identified within the project site include artificial fill, alluvium, colluvium, river terrace deposits, landslide deposits, and bedrock of the Tick Canyon and Mint Canyon Formations. Older fluvial (river) deposits occupy the broad valley areas, while younger alluvium occupies the bottoms of the recently eroded and partly backfilled channels. These earth units are described in the following discussion and are illustrated on **Figure 4.1-1**

Tick Canyon Formation (Ttic)

This lower to lower-middle Miocene unit consists of alluvial and lacustrine (lake) deposits comprised of sandstones, siltstones and claystones, and well-cemented and stratified conglomerates. The conglomerates contain cobble- to boulder-size clasts of volcanic and granitic rocks. The volcanic clasts include basic rock types which occur today only in the Mojave Desert to the northeast. Metamorphic and granitic clasts may have been derived through geologic reworking of the underlying older Vasquez Formation which presently crops out about two miles to the northeast, or from the crystalline rock masses which were existent during Tick Canyon time as topographic high points. Where not disrupted by faults, the rocks trend northward and dip northwesterly to southwesterly at shallow to moderate angles.

Figure 4.1-1



GEOLOGICAL UNITS

Not to scale

Source: Envicom Corporation

LDC

VESTING TENTATIVE TRACT MAP NO. 48086

Mint Canyon Formation (Tmc)

The Mint Canyon Formation, of middle Miocene age, is seemingly in fault contact with the underlying Tick Canyon Formation. It is the most widely distributed formation in the Soledad Basin; however, onsite it only occupies the southeasterly portion of the property. Here, it is overlain, in part, by late Pleistocene terrace deposits. The Mint Canyon Formation is comprised of a variety of fine sedimentary rocks primarily derived from the local Sierra Pelona and San Gabriel Mountains. Because some clasts in the conglomerates/breccias are of volcanic origin, they may be either reworked from the Vasquez Formation or may represent deposition from ancestral through-flowing streams from the Mojave Desert. Where not disrupted by faults, the rocks strike predominantly northward and dip westerly at moderate angles.

Terrace Deposits (Ot)

Well-consolidated upper Pleistocene river terrace deposits cap the Mint Canyon Formation extensively in the southeasterly portion of the site and locally elsewhere. Owing to both modern erosion and an uneven basal contact with the bedrock, thicknesses of the deposits vary. The deposits are probably no thicker than 200 feet on-site. Where exposed, they are essentially flat-lying and consist unsorted, angular to subangular fragments of up to boulder size, mainly of local origin.

Landslides(Qls)

Eight landslides are scattered throughout the extent of the project site, but are most common on the east side of Tapie Canyon. Where proximal to proposed development, landslides will require remediation by means of removal and replacement by compacted fill, by buttressing, or by shear keying during mass grading operations. The landslides that affect the presently proposed development plan are relatively small and thus amenable to mitigation. In general, all but two mapped or suspected landslides within VTTM 48086 are relatively small scale. The two exceptions are one on the east side of the upper reach of Tapie Canyon, and one on the east side of Spring Canyon.

Older Alluvium (Qoal)/Alluvium (Qal)/Colluvium (Qcol)

The older alluvium which occupies the main valleys and larger tributaries consists of unconsolidated, coarse-grained rock fragments deposited by ancestral streams (channels which are now occupied by ephemeral flows).

Recent unconsolidated, water-deposited mixtures of coarse-grained sediment and pebble- to boulder-size clasts, occupy the active stream channels. Boulders are particularly common near the mouth of Spring Canyon. In most cases, recent alluvium is probably no thicker than about ten (10) feet. Colluvium deposits occupy most of the toe areas of the natural slopes and the upper portions of the draws. Comprised of low-density mixtures of sands, silts and clays which have crept short distances downslope, such deposits vary in thickness up to about ten (10) feet.

Fill (af)

Isolated areas of uncertified fills occur sporadically throughout the site, especially along the gas-line road. Fill placed during construction of Highway 14 exists in the Caltrans right-of-way at the south site boundary. Loose fill occurs along the downside of Valley Canyon Road. The larger more extensive fill masses have been mapped and are delineated on the geologic map (Plate I, Appendix F).

Geohydrology

Geotechnical investigations of the site included testing for ground water levels. Ground water was encountered in Boring Nos. B-l (45 ft.), B-2 (45.5 ft.) and B-3 (41 ft.) and in Exploratory Pit TP-16 (8 ft.) in the confines of Tapie Canyon. Petra Geotechnical North, Inc. did not encounter ground water in Spring Canyon during their 1990 investigation. An actual water table does not exist in the alluvial deposits. Water elevation at depth parallels, more or less, the surface configuration of Tapie and Spring Canyons. This water is considered to be underflow with eventual dispersal by seepage into the confines of the Santa Clarita River Valley to the south. Contributory drainage onto the site is from the northeast via Tapie and Spring Canyons and their tributaries. Other incidental drainage (from rainfall) migrates onto the property from topographic highs to the west, east, north and south.

Geologic Structure, Faulting and Seismicity

Regional

The Soledad basin is in essence an open syncline that plunges westerly. Along its present southern margin, the basin is separated from the San Gabriel Mountains by the easterly trending, normal Soledad fault. To the west, the basin is truncated by the San Gabriel fault; and to the north by Sierra Pelona and the Pelona fault. Easterly, the older Tertiary deposits of the basin rest nonconformably on a crystalline basement. Repeated

deformation within the basin subsequent to the deposition and lithification of the Mint Canyon Formation has imparted an east-northeasterly trend to a series of parallel to subparallel folds and left-lateral faults.

Local

Onsite structure is influenced by the Agua Dulce fault. The Aqua Dulce fault extends across the property in a NE-SW trend and displays an "affected" zone about 150 feet wide. The Agua Dulce fault is considered inactive as attested by the unbroken cap of upper Pleistocene terrace deposits which overlie the fault zone. No field evidence was found to indicate movement subsequent to the deposition of the terrace deposits on this site, or during grading of westerly-adjacent Tract No. 45934. For a more detailed discussion of this fault, please see Appendix F.

Although no major historical epicenters are known to occur either on or in the immediate vicinity of the subject property, the proximity of several major active faults indicates the likelihood that the property will at some time within the next 50 to 100 years be subjected to at least moderate ground motion. The active faults along which any future movement thereon would most likely affect the subject property are summarized in **Table 4.1.1**.

For the purposes of this discussion, an active fault, as defined by the California Council on Intergovernmental Relations in the General Plans Guidelines, 1974, is "A fault that has moved in recent geologic time and which is likely to move again in the relatively near future. For geologic purposes there are no precise limits to the recency of movement or probable future movement that define an 'active fault'. Definitions for planning purposes extend on the order of 10,000 years or more back and 100 years or more forward. The exact time limits for planning purposes are usually defined in relation to uses and structures."

Liquefaction/Dynamic Settlement

Liquefaction is a quicksand-like condition that can occur when saturated soils are shaken by seismic waves. Earthquake-generated ground shaking can cause certain saturated soil particles to lose contact with each other, resulting in a loss of strength and bearing capacity. Liquefaction can cause settlement of the ground surface, settlement or tilting of engineered structures, flotation of buoyant buried structures and fissuring of the ground surface.

TABLE 4.1.1

MAJOR FAULTS IN THE VICINITY OF TRACT 48086

FAULT	DISTANCE TO SITE (Miles)	MAXIMUM CREDIBLE EARTHQUAKE (Richter magnitude)
San Gabriel	7.0	6.5
Santa Susana	10.5	6.9
San Fernando	10.5	7.1
San Andreas	12.5	8.4
Holser	14.0	6.7
Verdugo	14.0	7.0
Northridge B.T.Z.	18.0	7.2
Simi	20.0	7.2
Oak Ridge	22.0	7.4
San Cayetano	25.0	7.3
North L.A. thrust Belt	27.0	6.9
Santa Monica/Anacapa	27.5	7.4
Newport/Ingelwood	29.0	7.1
Pine Mountain	32.0	7.1
Garlock	37.0	7.8
Santa Ynez	50.0	7.4
White Wolf	52.0	7.4

Source: Pacific Soils Engineers, Inc.

As with liquefaction, dry soil particles can also lose contact with one another during an earthquake.

Fracturing

Fracturing and displacement of the ground surface can occur as a direct result of movement along a geologically young fault (primary ground rupture) or as a result of sympathetic movement from intense ground shaking on weakened, older fault traces (secondary ground rupture).

In 1972, the State of California legislated the Alquist-Priolo Special Studies Zones Act in order to define areas of potential ground rupture hazard. The proposed project site is not located within any of the Alquist-Priolo zones

Thresholds of Significance

The following criteria have been identified as the thresholds for significant geologic, soils, and seismic impacts on the environment. Should the project meet or exceed these thresholds, then a significant impact would be generated.

- Exposure of people and property to unacceptable risks due to the presence of geologic, soils, or seismic hazards.
- Trigger or significantly exacerbate a pre-existing geologic hazard such as landsliding or erosion.
- Project grading or construction that would cause displacements, compaction, exposure or overcovering of soil such that project development poses a reasonable probability of damage, endangerment, or other hazard to onsite or offsite buildings/structures by ground or soil failure.

Project Impacts

The project would require grading of approximately 4,200,000 cu. yd. of cut and fill to be balanced on site. Implementation of the proposed development would require the excavation of portions of the higher ridges onsite and the filling of portions of the valleys and canyons to achieve appropriate grades. Cut slopes to be constructed in either the Tick or Mint Canyon Formations that are to face in a westerly (and locally in an easterly) direction may undercut bedding planes which could resulting in planar instability that will require mitigation. Similarly, westerly natural slopes that would affect stability of graded areas and that are steeper than bedding plane inclinations will require stabilization.

Portions of the proposed residential development are planned for areas that have experienced minor landslides or surfacial slumping of soil. These areas would require removal and recompaction of soils for stability. Liquefaction or dynamic settlement should not pose stability problems in the portions of the site planned for development since any low density surficial soils, including alluvium, colluvium, and uncompacted artificial fill will be removed and replaced, or removed entirely to bedrock. Therefore, the on-site potential for these seismically induced hazards is considered to be extremely low.

The principal seismic hazard to the proposed residential development is strong ground shaking associated with possible earthquakes. However,

design in accordance with the latest Uniform Building Code and current state-of-the-industry practices would reduce seismic-related impacts to a less than significant level. Since there are no known active or potentially active faults subjacent to the proposed project site and the probability of surface rupture is considered low, there are no significant planning constraints relative to ground surface rupture.

Adherence to standard engineering practices and UBC requirements will ensure that project grading and construction will not generate hazards to on-site structures. Appropriate measures are identified in Appendix F. Interface with agencies holding existing easements for facilities on-site and adjacent to the site will be required to assure that the project does not affect their facilities.

Cumulative Impacts

The potential geologic impacts associated with the implementation of the proposed project are site specific. Therefore, implementation of the proposed project would not have a cumulative effect on the surrounding geotechnical area.

Mitigation Measures

Based upon the field investigation, laboratory tests, geotechnical analyses and literature research, development of the subject property is considered feasible from a geotechnical viewpoint. Much of the proposed development plan is compatible with the indicated geologic and soils engineering conditions and may be developed as planned with conventional cut and fill procedures

The following project-specific mitigation measures shall be implemented prior to project development. Implementation of all of the mitigation measures listed below along with the standard engineering measures included in the final geotechnical report, in addition to the standard requirements set forth by the County of Los Angeles and the Uniform Building Code (listed in the Geotechnical Report in Appendix F), will reduce any potentially significant geologic impacts to a level that is less than significant.

- (PS) As necessary, the west-facing slopes below the proposed water tank(s) shall be stabilized by means of buttress fills in order to mitigate for existing unsupported bedding planes.

- (PS) Mitigation for the eight (8) landslides and/or slumps mapped within the limits of proposed development on the site shall include, at minimum, the following:
    - landslides in the interior of the area to be developed shall be mitigated by removal and replacement with compacted fill. Specific recommendations shall be prepared during the preliminary and grading plan review stages of the project;
    - landslides that have the potential to fail into debris basins shall be mitigated by means of toe stabilization or buttressing;
    - landslides that exist on slopes subjacent to proposed development shall be mitigated with shear keys or buttresses; and
    - landslides located outside the limits of proposed development need not be stabilized, but shall be placed in "Restricted Use Areas" prior to Tract Map recordation.

- (PS) In order for the subdrain system to outlet in Spring and Tapie Canyons, the southern portion of the subdrain shall be placed within compacted fill. Concrete headwalls shall be required at the transition from perforated to non-perforated pipe and shall be utilized as directed in the field.

- (PS) Existing artificial fills occur within the existing gas line easement, dirt roads and as part of the down-slope north embankment of Valley Canyon Road. Agency(ies) governing the improvements on Valley Canyon Road shall be contacted to obtain information as to the time and standards under which the fill was constructed. Where removals and/or standards used during previous construction do not meet present standards and/or requirements, setbacks and/or deepened foundations shall be required where removals are restricted by offsite improvements.

- (PS) The Gas Company shall be contacted to verify that the added surcharge fill will not detrimentally affect the buried line. Further information shall be obtained relative to Gas Company requirements for working (i.e., cleanouts, fill placement equipment loading/ crossing, etc) on/or near the gas line. Upon direction from the Gas Company, the gas line shall be spanned with a small bridge structure.

- (PS) All future grading and/or exploration near Highway 14 shall require coordination with the State of California Department of Transportation (Caltrans).

Conclusion

On-site geotechnical concerns include unstable surficial deposits, landslides, and ground shaking in association with possible seismic activity. However, the implementation of all proposed mitigation measures including remedial grading, compacted fill buttresses, stabilization fill sections and/or shear keys, and design in accordance with the latest Uniform Building Code and current state-of-the-industry practices would reduce any potential impacts to a less than significant level. Similarly, at the completion of grading, the proposed building and grading will not have a significant adverse effect on the geologic stability of offsite properties.

4.2 FLOOD HAZARD

The following analysis evaluates existing hydrologic conditions at the project site and the potential for erosion and sedimentation. Potential impacts resulting from the construction of additional impervious surfaces, as well as flood control and storm drain facilities designed for the proposed project, are also discussed.

Existing Conditions

The proposed project site is characterized by two large canyons, Tapie and Spring Canyons, with moderately flat to steep, hilly terrain. As shown on **Figure 4.2-1**, the two canyons are part of a larger watershed that encompasses approximately 1,211 acres. The site is within part of the Soledad basin, which lies between the Sierra Pelona foothills to the north and the San Gabriel Mountains to the south. The highest on-site elevation, about 2,410 feet above mean sea level (MSL), is in the northeasterly portion of the site. The lowest elevation, 1,710 feet above MSL, is near the mouth of Tapie Canyon. Northwesterly facing natural slopes that were not affected by the 1995 wildfire onsite are heavily brush covered. Trees predominate in the tributary draws leading to Spring Canyon. Holly-leaf cherry and oak trees are common within the upper reaches of Tapie Canyon. The remainder of the existing slopes are covered with moderate growth of chaparral and wild grass.

The area's Mediterranean climate is typical of Southern California with hot, dry summers and cool, mild winters. Precipitation averages less than 15 inches per year, nearly all of which occurs during the months of November through April.

Onsite drainage proceeds via sheet flow into numerous unmarked, ephemeral drainage courses, which ultimately discharge into the two USGS-designated "blueline" streams that occur onsite in Tapie and Spring Canyons. These two drainage's ultimately converge in the southwesterly portion of the site and the combined flow is conducted under the freeway via an existing concrete culvert to the Santa Clara River drainage.

As illustrated in the pre-development drainage map in **Figure 4.2-1**, the watershed is partially divided by a major ridgeline, giving the drainage a "Y" shape. A small, separate drainage area (about 12 acres) exists off-site, west of the proposed project site. Discharge from that area currently

discharges onto the project site and is conducted under the freeway via the existing concrete culvert.

Existing surface water discharge was calculated for the proposed project site and the offsite drainage areas using methods outlined in the Los Angeles County Department of Public Works Hydrology Manual for a 50-year storm. Including the flow that originates offsite and migrates onsite across the northern property boundary, the estimated existing bulked flow quantity for the entire watershed is approximately 4,346 cubic feet per second (cfs).

No portion of the property is located within a Federal Emergency Management Agency (FEMA) 100-year flood boundary[1]. The closest flood plain boundary lies approximately 1,000 feet south of the site on the opposite side of SR-14 in the Santa Clara River drainage.

Thresholds of Significance

The proposed project's hydrology impact will be considered significant if it results in one or more of the following:

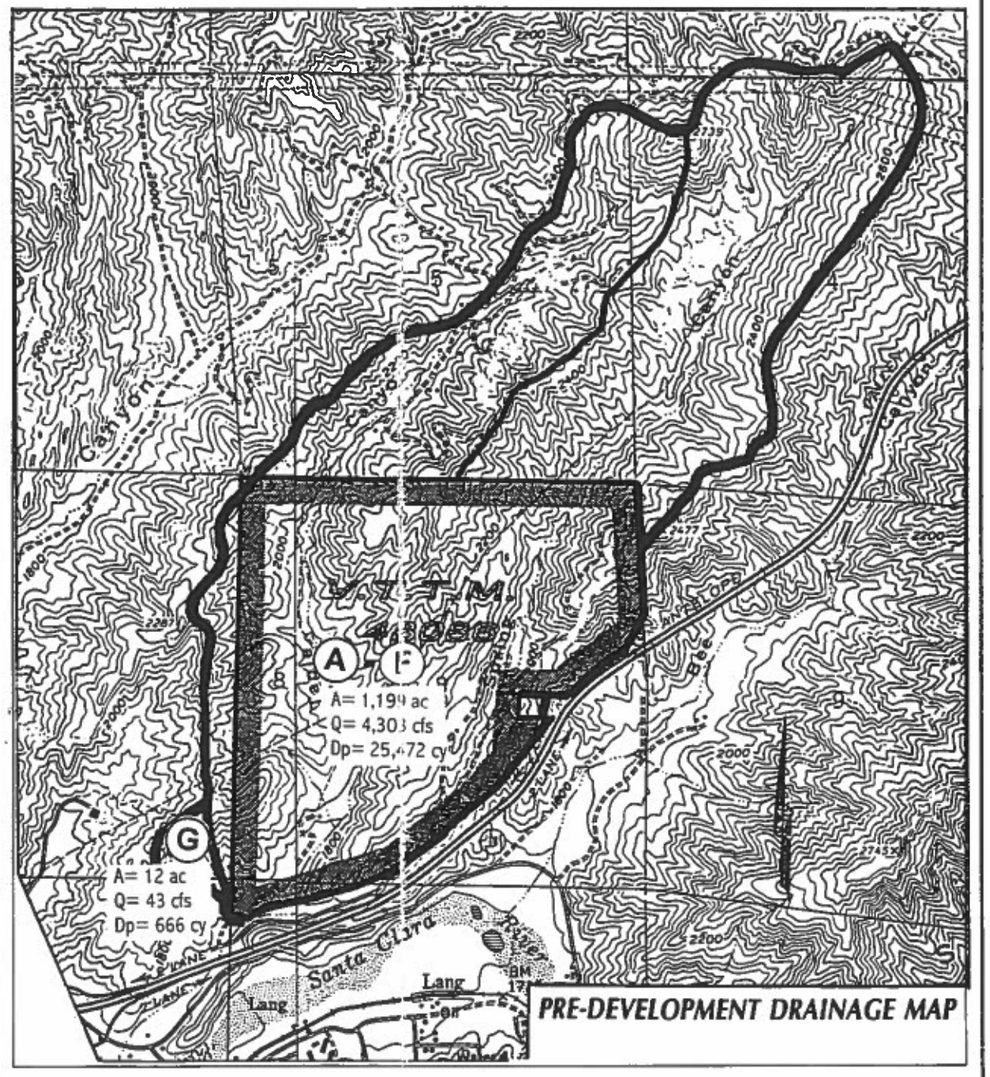
- any un-addressed increase in post-development flows; or
- substantial potential for erosion or siltation of off-site (down-stream) natural features or man-made drainage control/diversion structures.

Project Impacts

Implementation of the current development plan for the 548.1-acre project site would convert about 242.1 acres of natural terrain to urban uses. In additions, ±9.0 acres of the adjacent Tract 31973 will be graded for the proposed school site. Approximately 306 acres would remain as natural and landscaped open space. The majority of the residential lots are proposed to be constructed in the south central portion of the site along slopes and ridgelines, and within portions of Tapie and Spring Canyons. The remainder of the residential lots are arranged in two "fingerlike" patterns, trending in a northerly direction along ridgelines into the large open space areas of the site. Most of the Spring Canyon drainage channel will remain in its natural state. Likewise, the upper reaches of the onsite portion of Tapie Canyon drainage channel would also remain unimproved. **Figure 4.2-1** illustrates the drainage study areas and the proposed drainage concept for this project.

[1] Source: Federal Insurance Rate Map, Panel 370 of 1275, County of Los Angeles.





LEGEND

▬▬	DRAINAGE AREA BOUNDARY
A=6.1	SUB-AREA ACREAGE (AC)
▬ ▬ ▬	SUB-AREA BOUNDARY
▬ · ▬	EXISTING RIDGE LINE
Q_b	BURNED Q (c.f.s.)
Q_d	DEVELOPED Q (c.f.s.)
Q_{bb}	BURNED & BULKED Q (c.f.s.)
A_b	BURNED AREA (AC)
A_d	DEVELOPED AREA (AC)
A_{bb}	BURNED & BULKED AREA (AC)
D.P.	DEBRIS PRODUCTION (C.Y.)
0.5 A_b →	DRAINAGE AREA DIVERSION
(A)	MAINLINE SUB-AREA DESIGNATION

PRE & POST DEVELOPMENT DRAINAGE MAP

Not to Scale

VESTING TENTATIVE TRACT MAP NO. 48086

As previously indicated, the entire watershed drainage area encompasses approximately 1,211 acres. The runoff from 981 acres would be routed through seven new debris and desilting basins designed to exclude sediment outflow from entering the proposed storm drains. In addition, clear runoff from 200 acres of graded area would enter the storm drain system. Runoff from approximately 30 acres would enter ten proposed storm drain inlets with its full natural component of debris and sediment. Consequently, roughly 98 percent (1,184 acres) of the studied drainage watershed (1,211 acres) would no longer contribute sediment to the Santa Clara River. This would result in a net reduction of outflow from the site, as can be seen in **Table 4.2.1**.

According to the preliminary drainage concept, project implementation would slightly increase the drainage area (1.4 acres). However, as indicated in **Table 4.2.1** both the bulked flow rate (cfs) and the debris potential (cy) would be significantly reduced through implementation of the proposed storm drain system. Total bulk discharge from the project site would be approximately 3,203 cfs, a reduction of 1,143 cfs. Since run-off and water-carried debris from the site would be reduced, impacts would be less than significant.

The reduction in post development discharge flows results primarily from the reduction in bulk (sediment) load, from a reduction in exposed surfaces subject to erosion (source material) and through drainage improvements. Site runoff would be controlled through an on-site storm drain system designed to convey flows from the residential and remaining natural portions of the project site. The majority of onsite drainage improvements would be maintained by the Los Angeles County Flood Control District (LACFCD).

TABLE 4.2.1

PRE & POST DEVELOPMENT STORM WATER DISCHARGE

V.T.T.M. 48086

Drainage Area	Total Area (AC)	Sub-Area (AC)		Flow Rate (CFS)			Debris (CY) Potential Volume
		Natural	Developed	Qbb	Qbb+d	Q(x) upon development	
Pre-Development							
A-F	1,199	1,199	0	4,303	–		25,472
G	12	12	0	43	–		666
Total:	**1,211**	**1,211**	**0**	**4,346**	**–**	**–**	**26,138**
Post-Development							
A	509	498	11	–	1,814	1,341	0
B	33	0	33	–	83	83	0
C	444	433	11	–	1,581	1,171	0
D	54	0	54	–	136	136	0
E	113	0	113	–	287	287	0
F	47	47	0	–	170	142	979
G*	12	12	0	–	43	43	666
Total:	**1,211**	**990**	**222**	**–**	**4,114**	**3,203**	**1,645**

Qbb = burned and bulked flows (undeveloped areas).
Qbb+d = burned and bulked flows + flow in developed areas (no debris).
Q(x) = one of the following: 1) Qd = flow from areas that are entirely developed (Areas B & D & E); 2) Qb+d = flow from areas that are debulked and developed (Areas A & C); or 3) Qbb+b = flows from areas that have a combination of natural area with both burned and bulked potential (Qbb), debulked natural area (Qb), and developed area (Qd) (Areas F & G).
Qb = debulked natural area.
* Area G does not change with development
Note: Numbers have been rounded to the nearest whole number

Area A

Area A is comprised of approximately 509 acres in Spring Canyon. Only eleven (11) acres of Area A are proposed for development with landscaped slopes. Approximately five (5) acres of Area A are proposed to drain into one inlet structure proposed at northerly terminus of "J" Street. The inlet structure would capture approximately 286 cy of debris and 19 cfs of

burned and bulk (Qbb) flow from that portion of Area A and discharge through the outlet structure proposed at the southerly terminus of "J" Street. Runoff from the remaining 504 acres, approximately 1,796 cfs (Qbb+d), would join the flow from that outlet structure and drain via sheet flow into a proposed debris basin in the southerly portion of Spring Canyon immediately adjacent to a proposed park site. The debris basin is designed to hold 12,981± cy of debris, which represents the estimated total debris potential for Area A. After debulking, flows from Area A entering the proposed storm drain system would be approximately 1,341 cfs, a reduction of 473 cfs, and the debris potential to downstream systems would be reduced to zero.

Areas B & D

Areas B & D are comprised of approximately 87 acres. The entire area is proposed for development with single family residential lots. Runoff from the entire area, approximately 219 cfs (Qd), would drain to the proposed storm drain system via numerous storm drain catch basins in the street system. Clear runoff from Areas B & D would ultimately discharge to Area C through two outlet structures proposed at the easterly terminus of "E" Street and the westerly end of "N" Street. The debris potential for Areas B & D after development would be zero.

Area C

Area C is comprised of approximately 444 acres in Tapie Canyon. Only eleven (11) acres of Area C are proposed for development with landscaped slopes. Three desilting basins are proposed northwesterly of "I" Street. Combined, they will debulk storm water flows form approximately 32 acres. After debulking, approximately 1,777 cy of debris will be retained in the three desilting basins. Twenty six (26) acres of Area C would drain to five (5) inlet structures: three inlet structures located along the westerly property boundary, and two inlet structures located northwesterly of "I" Street. Approximately 90 cfs of stormwater runoff would enter those inlet structures with its full burned and bulk sediment load and would discharge into the storm drain system. Runoff from all these areas, along with runoff from the remaining 386 acres will drain into a large debris basin located southerly of the gas company easement. The debris basin is designed to hold 11,986± cy of debris, which represents the estimated total debris potential for that portion of Area C.

After debulking, flows from Area C entering the proposed storm drain system would be approximately 1,171 cfs, a reduction of 410 cfs, and the debris potential would be reduced to zero.

Area E

Area E is comprised of approximately 113 acres. All 113 acres are proposed for development with residential lots, streets, and landscaped slopes. Approximately 287 cfs of clear flow will discharge into the proposed storm drain system via numerous storm drain catch basins. Due to development, the debris potential for Area E is zero.

Area F

This sub-area encompasses approximately 47 acres of natural area along the southwesterly property boundary and the park site located at the intersection of Valley Canyon Road and Spring Canyon Road. No development is proposed in this area. Nine (9) inlet structures and three (3) debris basins are proposed in Area F. The three debris basins would capture burned and bulked flows from 29 acres and are designed to hold 1,606 cy of debris. Their implementation would reduce the overall debris potential of Area F from 3,938 cy to 979 cy. After debulking, approximately 77 cfs of clear runoff would enter the proposed storm drain system. Storm water runoff, approximately 66 cfs, from the remaining 18 acres of Area F would drain via sheet flow to the nine proposed inlet structures and would discharge to the proposed storm drain system with a full sediment load.

Area G

Area G is comprised of approximately 12 acres offsite that would be effected by development of V.T.T.M. 48086 through the extension of Valley Canyon Road. As a condition of the proposed project, Valley Canyon Road must be extended from the proposed project boundary approximately 1,500 feet to serve as a through connection to the adjacent V.T.T.M. 31973. Storm water runoff from this area currently drains via sheet flow to the existing concrete culvert structure under the freeway. Upon development, burned and bulked runoff from this area (43 cfs) would be diverted into a storm drain pipe (inlet structure) with its full debris potential (666 cy) and would eventually combine with the runoff from Areas A-F offsite.

Eventually, all clear and burned and bulked runoff from the project's entire drainage study area (Areas A-G) would be conveyed through the proposed storm drain system in Area E and off-site Valley Canyon Road. The combined runoff would discharge to the existing, off-site concrete culvert structure that conducts current storm water runoff under the Antelope Valley Freeway to the Santa Clara river drainage (see "A-F" on

Figure 4.2-1). The combined flow rate at "A-F" is expected to be 3,203 cfs, which represents a reduction of 1,143 cfs from the pre-development (existing) rate of 4,346 cfs. The debris potential for the study drainage area is expected to be significantly reduced from 26,138 cy to 1,645 cy, which represents a reduction of 24,493 cy. All drainage study information assumes no development of the adjacent vacant properties included in the watershed.

Cumulative Impacts

Given that flood control analysis requires the use of cumulative water flow levels in all watercourses in order to prepare the drainage concept plan, the above discussion and calculations also serve as a cumulative flooding analysis. As previously indicated, the purpose of the Department of Public Works' drainage concept review is to ensure that there is no net increase in peak flow quantities to downstream systems. Therefore, with implementation of the approved drainage concept, no significant cumulative flood hazard impacts are anticipated in the downstream subdrainage areas associated with the project site.

Mitigation Measures

It is anticipated that implementation of all of the following standard (S) and project specific (PS) mitigation measures will reduce the potential for flood hazard impacts to a less than significant level:

- (S) All drainage improvements shall conform to the Drainage Concept Plan submitted to and approved by the Los Angeles County Department of Public Works. All proposed onsite drainage facilities shall be, in their final design, subject to the standards and specifications set forth by the County Department of Public Works and shall be reviewed in detail during the storm drain permitting process.

- (S) The applicant shall implement County-approved onsite drainage improvements of inlet/outlet structures and storm drains.

- (PS) The applicant shall landscape and maintain proposed cut and fill slopes with drought-tolerant vegetation (mostly native species) to reduce potential increases in runoff and erosion.

- (S) The applicant shall elevate all building pads above the Q50 storm flow level as required by the County of Los Angeles.

- (S) The applicant shall obtain necessary permits from the United States Army Corps of Engineers (ACOE) and the California Department of Fish and Game (CDFG) for alteration of existing natural drainage courses prior to grading permit issuance.

- (S) National Pollutant Discharge Elimination System (NPDES) procedures shall be followed in the design of the project and during construction, including the implementation of a Storm Water Pollution Prevention Plan (SWPPP) and utilization of appropriate Best Management Practices (BMP's) as required by the Clean Water Act. The following project-specific BMP's are listed on the approved Drainage Concept Map which is on file at the L.A. County Department of Public Works:

    1. Lot runoff to be infiltrated from the graded pad areas through on-site pervious soils.

    2. All catch basins – with inserts to capture floatables and reduce pollutants.

    3. Slope protection – convey runoff from the tops of slopes and stabilize disturbed slopes with landscaping per county standard.

    4. Vegetate slopes with native or drought tolerant vegetation to minimize erosion.

    5. Rip rap at the outlets of storm drains, culverts, and conduits to minimize erosion.

    6. Earth levee with erosion mat to stabilize permanent river bank.

    7. Street runoff is collected into a catch basin and storm drain pipes outlet onto natural alluvial canyons and/or canyon wash alluvium serving as infiltration surfaces.

    8. All catch basins and inlets shall be stenciled with "Warning! Drain to ocean" notes and symbols per NPDES BMP standards.

    9. Extended/Dry detention basin – infiltrate the runoff through basin bottom.

- (S) The applicant shall comply with all S.U.S.M.P. requirements, including the post construction, permanent BMP's approved as part of the Drainage Concept.

Conclusion

It is anticipated that the proposed project would convert about 250.7 acres of natural terrain into residential development, roads, and graded slopes. Roughly 98 percent (1,182 acres) of the studied drainage watershed (1,211 acres) would no longer contribute sediment to the Santa Clara River. Development would result in a net reduction of outflow from the site from 4,346 cfs to 3,203 cfs and a reduction of debris potential from 26,138 cy to 1,645 cy. Implementation of the Drainage Concept Plan along with the above mitigation measures will reduce the onsite and downstream potential flood hazard to a level of insignificance.

4.3 FIRE HAZARD & PROTECTIVE SERVICES

This section has been prepared to address concerns relative to fire hazards on and in the vicinity of the project property and the availability of fire protection services to the site. The potential impact areas to be addressed include the nature of the terrain, existing vegetation, access to the site and the availability of water and fire personnel.

Existing Conditions

The wildland fire potential for an area is dependent upon three factors: the naturally occurring fire hazard; the fire risk induced by people; and the protective capabilities of the service providers in the area. The proposed project is located within a portion of Los Angeles County that has been designated as a "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). All projects in this zone must comply with specific requirements and ordinance measures that affect construction, access, water mains, fire hydrants, fire flows, and brush clearance standards.

The project is currently bordered on the west by newly developed residential neighborhoods, and on the south by the 14 Freeway and the Santa Clara River. The areas to the north and east of the project site are currently characterized by large, undeveloped expanses of rugged natural terrain. The natural abundance of available fire fuel, combined with the semi-Mediterranean climatic conditions (long, hot summers and short, cool winters), creates a higher risk for brush fires. This wildfire potential significantly increases during the summer and especially during the fall months as a result of meteorological and physical factors, including the phenomenon of Santa Ana winds. Recurrent drought conditions in Southern California have further contributed to the potential for wildfires within the County.

The site is located within the rain shadow of the San Gabriel Mountains and is therefore quite arid. Occasionally, the coastal influence exerts strongly enough to allow the marine layer to reach the project area, while the heat of the desert may also reach the area later in the same day. The combination of topography and climatic regimes provides the site with a wide range of temperatures, rainfall, and humidities, and opportunities for diverse plant communities.

Natural vegetation on and in the vicinity of the subject property consists of mixed desert and coastal sage scrub, scrub oaks, native and non-native

grasses, cacti, and scattered junipers. A wildfire in 1995 consumed the majority of the site's vegetation, except for a small area in the northeast quadrant of the property.

Onsite topography consists of moderate to steep hillside terrain including two USGS "blueline" drainages. The Tapie Canyon and Spring Canyon drainage bottoms are both relatively flat, but are separated by a steep ridgeline that roughly divides the project site.

Existing access to the site is limited to one partially improved but degraded roadway, Valley Canyon Road, which is accessed via Soledad Canyon Road and the Freeway underpass at Stonecrest Road (a.k.a. Spring Canyon Road). Two dirt roads follow the canyon bottoms roughly south to north and Gas Line Road, a very steep dirt road, crosses the property from west to east.

As illustrated in **Figure 4.3-1**, the primary jurisdictional engine company for the proposed project is Fire Station # 107, located southeast of the site at 18239 West Soledad Canyon Road in Canyon Country. Station #107 is located approximately 6.2 miles (street distance) west of the project site. Additional fire protection for the site could be provided by LACFD Fire Station #123, located at 26321 N. Sand Canyon Road, Canyon Country or Fire Station #73, located at 24875 North San Fernando Road in Newhall. These stations provide emergency medical aid, fire suppression, and protection services to the site. **Table 4.3.1** summarizes the existing fire protection services available.

TABLE 4.3.1

Summary of Fire Protection Service

V.T.T.M. 48086

STATION	*EQUIPMENT*	*DISTANCE (MILES)*	*TIME (MINUTES)*[1].	*PERSONNEL*
Station # 107	Engine 107	6.2	10.6	3
	Engine 307	"	"	4
	Squad 107	"	"	2
Station # 123	Engine 123	7.4	12.7	2
Station #73	Ladder Truck 73	9.6	16.5	4

[1] Danny Kolker, LACFD, personal communication w/LDC (JL) 11/10/98.

The County Fire Department indicates that limited tax revenues have restricted the Department's ability to meet new growth demands[2]. Furthermore, the Department is unable to implement general plans which have been developed for upgrading fire protection in this area without specific provisions for the necessary manpower, equipment and facilities.

Threshold of Significance

Response from the Los Angeles County Fire Department will indicate whether, in their estimation, additional demand for fire protection services generated by the proposed project can be adequately accommodated. Project impacts would be considered significant if:

- demand for fire protection services result in substantial additional cost that would be incurred due to increased need by the LACFD for personnel, equipment, or infrastructure that cannot be adequately funded through the project's required payment of fees to the Fire Mitigation Fund.

Project Impacts

Implementation of the proposed project would result in 542 single family residential dwelling units, one fire station lot, one sheriff sub-station lot, three open space lots, and two park sites. The applicant-provided fire station lot is proposed northwest of the intersection of Spring Canyon Road and Valley Canyon Road on the project site. The 3.2-acre lot would be provided for the placement of fire facilities at the discretion of the LACFD. The proposed project is not providing fire station facilities. A 1.8-acre lot is being dedicated for a County of Los Angeles Sheriff's Sub-station immediately west of the proposed fire station lot.

The anticipated population increase of approximately 1,670 residents generated by the project could increase the potential for wildland fires due to human activity. However, the implementation of the project would reduce the amount of naturally combustible materials available in the area by the direct conversion of approximately 250.7[3] acres of currently undeveloped open space to urban uses including landscaped areas. Approximately 18.0 acres of the property would be dedicated as park land for passive recreation. The remaining 279.4 acres would remain as natural open space within the subject property. Therefore, the fire safety of future

[2] Ibid.
[3] Acreage includes residential (211.4 acres), fire station (3.2 acres), sheriff station (1.8 acres), and streets (34.3 acres).

residences depends on their location in respect to topography, as well as the amount of combustible material around them and the structural design of the units. The risk of damage from brush fire would be greatest where homes are located on slopes adjacent to undeveloped spaces dominated by native vegetation which are adapted and subject to frequent (i.e., every seven to ten years) natural burns.

Adequate access is of primary concern when a project is proposed within a high fire hazard area. As previously mentioned, the project site is bordered on the west by existing and under-construction residential development. The 14 Freeway and natural open space occur south, east and north of the site. Primary access to the site would be provided by Valley Canyon Road via Stonecrest Road (previously Spring Canyon Road) off of Soledad Canyon Road. Additional access to the site would be provided via the improvement and extension of existing Valley Canyon Road into the residential tract immediately west of the project site (connecting to Sequoia Lane), and the connection of another of the proposed interior streets ("E" Street) to that same tract. Access to the site from the west would originate from either Mammoth Lane or Shadow Pines Boulevard.

Circulation within the development would be provided via several proposed curvilinear streets and cul-de-sacs. Internal road right-of-way widths within the single-family residential areas are generally 64' and 60' wide with 58' wide cul-de-sacs. **Figure 4.3-2** illustrates the planned emergency access routes to the site and the large blueline map of V.T.T.M. 48086 provided in the back pocket of this DEIR illustrates the proposed road widths. Improvements to the Stonecrest Road underpass would be implemented with project development. A left turn only pocket would be provided north of the freeway to turn onto Stonecrest Road, and a right-turn only lane will be provided south of the underpass for improved access to Soledad Canyon Road. A separate pedestrian access will be provided on the west side of the underpass, while an equestrian/wildlife trail will be provided on the east side of the underpass. These two pedestrian/equestrian routes will be separated from the road by the existing freeway support pillars.

As indicated in **Table 4.3.1**, response times to the site for existing local fire and paramedic services exceed the generally accepted five minute threshold for emergency response. According to the LACFD, additional manpower, equipment and facilities would be needed to serve the

proposed project. The actual manpower, equipment and facilities' needs are determined by the Fire Department when building permits are pulled[4]. Because the LACFD's ability to meet new growth demands has been restricted by limited tax revenue, the incremental additional demand for fire protection generated by the proposed project is expected to exacerbate the situation.

Cumulative Impacts

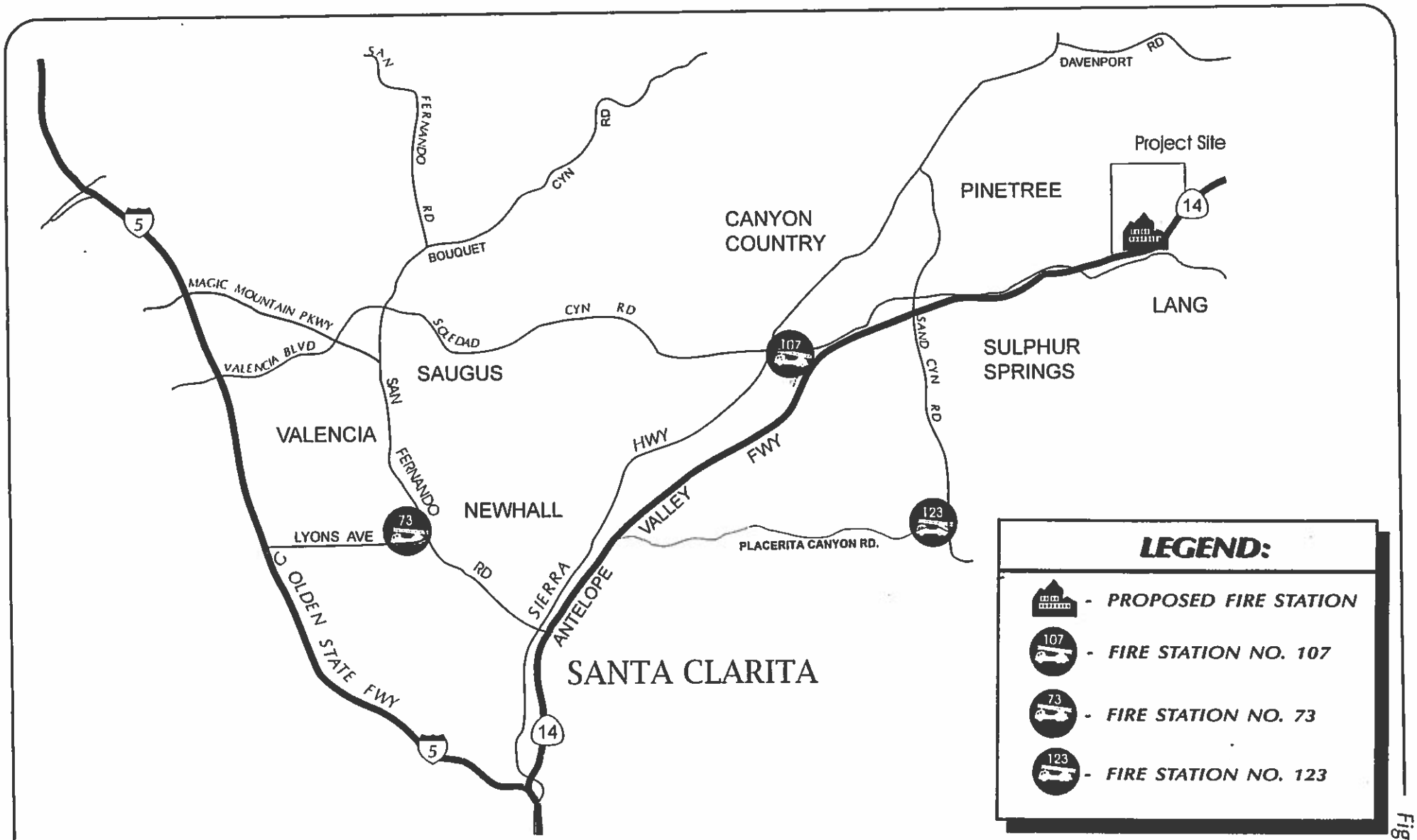
Potential cumulative impacts to fire protective services have been determined using a list of developments in the vicinity of the project site which are anticipated for completion by the year 2005. These developments are referred to as "related projects," and include projects in the vicinity of the project site that have been approved for development and will most likely be built by the time the Spring Canyon project is anticipated to be built-out in the year 2005. A total of 19 related projects were identified by the County of Los Angeles Department of Public Works (See Appendix H) and by the City of Santa Clarita Community Development Department. Assuming that all of the related-projects in the project vicinity build-out to the densities they propose, an additional 2,340 single-family residences will be added to the jurisdiction of the LACFD. Since the related projects are in the same general area as the proposed project, it is assumed that they would also be served by the project's jurisdictional Stations #123, #107 and #73.

Without funding for additional fire protection facilities, equipment, and personnel, the fire department has indicated that development in the vicinity of the proposed project would substantially impact the current regional response times. As with the proposed project, cumulative development projects will be subject to County Fire Department review on an individual project basis and will be required to pay fees into the established Fire Mitigation Fund, which contributes to the funding for new equipment and facilities.

The proposed development will incrementally increase the demand for fire services through the addition of houses that will need fire protection. Response times are currently about twice as long as the desired five minute time-frame. According to the Fire Department, additional facilities are desperately needed in the Pinetree area[5]. Without the provision of a

4 Danny Kolker, LACFD, personal communication w/LDC (JL) 11/10/98.
5 Communication between S.Hunter/LDC and the Fire Dept. staff.

future fire station site, the project-related cumulative impacts would be considered significant.



EXISTING & PROPOSED FIRE STATION LOCATION

Not to Scale

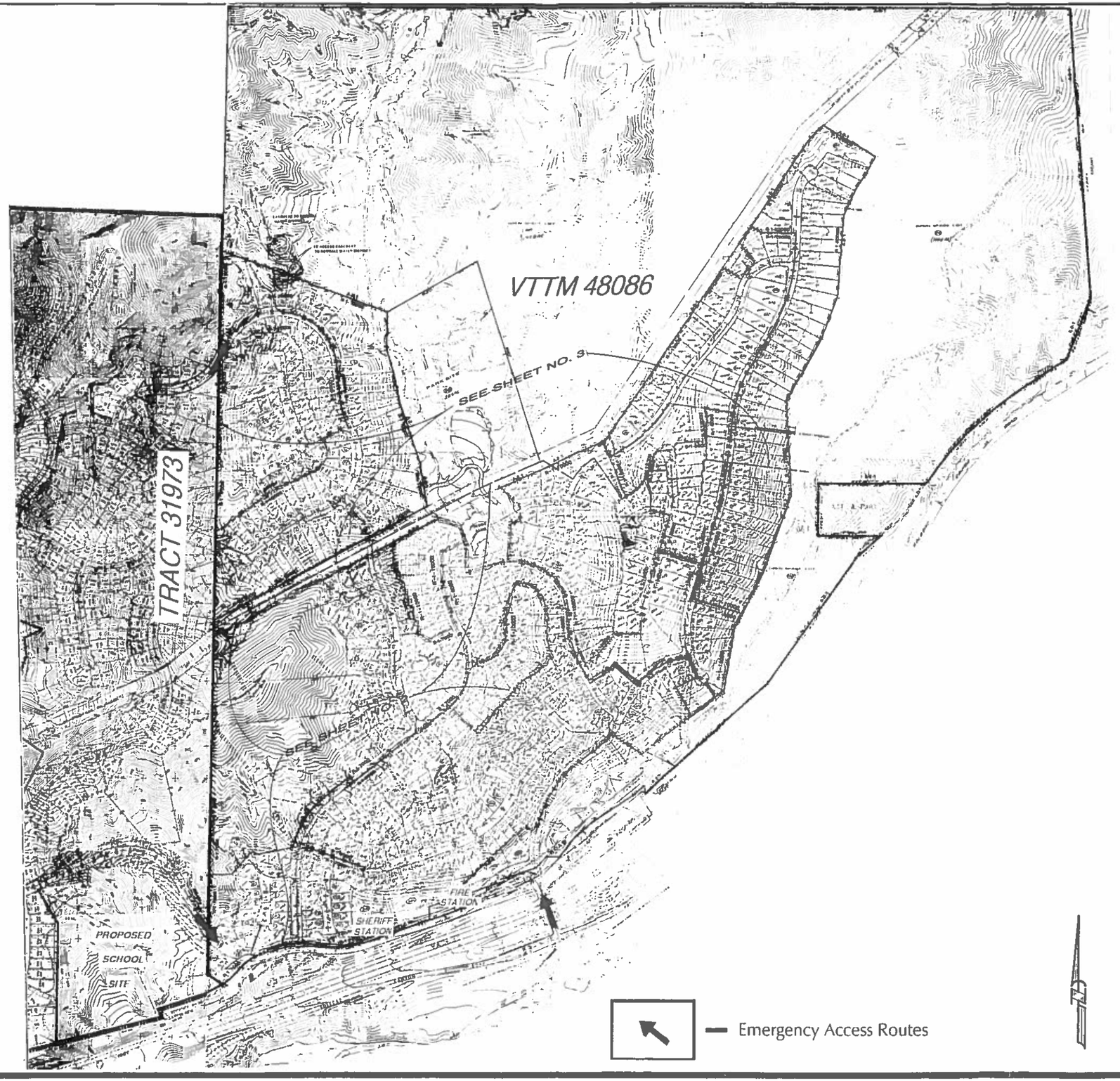
VESTING TENTATIVE TRACT MAP No. 48086

Figure - 4.3-1

4.3-7

LDC

Figure 4.3-2



EMERGENCY ACCESS ROUTES

Not to Scale

VESTING TENTATIVE TRACT MAP NO. 48086

Mitigation Measures

The proposed project is located within an area described as Very High Fire Hazard Severity Zone (previously Fire Zone 4); therefore, development shall comply with the following mitigation requirements of the Los Angeles County Fire Department. Implementation of all of the following project-specific (PS) and standard (S) mitigation measures will reduce the potential project-related impacts to a less than significant level.

- (PS) The project shall include a graded, future fire station lot for the use of the LACFD for a new fire station.
- (PS) The land value of the future fire station lot shall be assessed prior to building permits being issued. The appraised value shall be compared to the total amount that the project would be required to contribute to the Fire Mitigation Fund (FMF) in order to offset the project-related capital costs for land, buildings, and equipment. This fee is currently 19.37 cents per habitable square foot, but is subject to change annually. If the land is appraised at less than the total of the FMF fees, the applicant shall pay the balance to the FMF. If the land value is more than the total of the FMF fees, the applicant shall be reimbursed the balance.
- (S) The applicant shall comply with all applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows and brush clearance.
- (S) All roads shall be designed per County of Los Angeles standards for fire safety (Subdivision Code, Title 21, Chapter 24).
- (S) The preliminary review by the County of Los Angeles Fire Dept. to determine required Fuel Modification zones and notarized maintenance and off-site agreements, if any, shall be completed prior to the issuance of a grading permit by the County.
- (S) No combustible material, including framing material, will be allowed on site until the final Fuel Modification Plan is approved, and initial thinning and clearing are completed.
- (S) All requirements of the Fuel Modification Plan, approved by the County of Los Angeles, shall be completed prior to occupancy approval.
- (S) Fire department-approved street signs and building address numbers shall be provided prior to occupancy.

- (S) Private driveways shall be indicated on the final map as "FIRE LANES" and shall be maintained in accordance with the Los Angeles County Fire Code Section 10.207 (Common Drives).
- (S) A retaining wall shall be installed as required where grading of natural slopes abut a fire hydrant to assure adequate access to the hydrant.
- (S) Where possible, landscaping materials shall include drought-tolerant, low-water-use vegetation with a low fuel potential to reduce fire hazards. Any expected increase in soil erosion or mud flow hazard will be mitigated with landscaping.

Conclusion

Implementation of all of the mitigation measures listed above will reduce the anticipated project-related individual and cumulative impacts to a level that is less than significant.

4.4 NOISE

Noise has been identified as a potential impact issue to be addressed in the Draft EIR. Specifically, the potential noise impact associated with construction of the proposed development. The following section represents a summary of the acoustical analysis prepared by Davy & Associates, Inc. The original report, *Acoustical Analysis V.T.T.M. 48086, Los Angeles County, California, February* 1999, is provided in Appendix I.

Existing Conditions

Characteristics of Noise

Sound is a mechanical form of radiant energy that is transmitted by pressure waves through the air. Sound is characterized by two parameters, amplitude and frequency. Amplitude is the difference between ambient air pressure and the peak pressure of a sound wave. Amplitude is measured in decibels (dB) on a logarithmic scale. Amplitude as interpreted by the ear corresponds to different degrees of loudness.

Frequency is the number of fluctuations of a pressure wave per second. The unit of frequency is the Hertz (Hz), with one Hz equaling one cycle per second. The human ear is not equally sensitive to sounds of different frequencies. Sound waves below 16 Hz or above 20,000 Hz are not audible to humans, and the ear is more sensitive to sound in the higher portion of this range than in the lower. To approximate this sensitivity, environmental sound is usually measured in what are called "A-weighted" decibels (dBA). A-weighted noise levels are filtered, or weighted, to quantitatively reduce the effect of low frequency noise to approximate the response of the human ear to noise. A-weighted noise levels are measured in decibels with a standard sound level meter that includes a filter. A-weighted levels provide a simple measurement that correlates well with human subjective assessment of the loudness of many types of noise.

On an A-weighted scale, the normal range of human hearing extends from approximately 0 dBA to 140 dBA. Noise can be defined as unwanted and disturbing sound. The human response to environmental noise is subjective and varies considerably from individual to individual. The effects of noise can range from interference with sleep, concentration, and communication to physiological and psychological stress, and at the highest intensity levels, to hearing loss. Sleep disturbance occurs when interior noise levels exceed 40 to 50 dBA. The passage of a heavy truck can generate sound in excess of 90 dBA.

In general, community noise fluctuates in intensity over time on a daily, weekly, or annual basis. To account for the temporal variation of noise, metrics including statistical noise levels (LN values) and the equivalent sound level (LEQ) have been developed. The statistical noise level "Ln" is that noise level that is exceed N% of the time during the observation period[1]. LEQ is the energy averaged noise level integrated over some specific amount of time. Use of LEQ provides a single number measure of some time-varying noise for a predetermined time period. The LEQ is equivalent to a steady-state noise with the same amount of acoustic energy. The specified time integration period may be for different durations – 2 minutes, 2 hours, or 24 hours. If not stipulated, the level of the noise is taken to be A-weighted. The LEQ (24) is simply the LEQ measured over a 24-hour period.

For the purposes of this EIR, the noise study utilized direct LEQ measurements from several different field locations on the property. The results were then used to calculate the community noise equivalent level (CNEL) value (defined below) at those points on the property.

CNEL is similar to LEQ in that the energy averaged noise level is measured over a 24-hour period. However, CNEL takes into account different weighing factors for the noise levels occurring during the day, evening, and nighttime periods. Evening (7 p.m. to 10 p.m.) and nighttime (10 p.m. to 7 a.m.) noise events are increased in level by 5 and 10 dB respectively to account for the lower tolerance of people to noise during those time periods. There is no increase for noise events occurring during daytime hours (7 a.m. to 7 p.m.).

Regulatory Setting

In order to limit population exposure to physically and/or psychologically damaging noise levels, the State of California, various county governments, and many municipalities have established standards and ordinances to control noise. In the State of California, Senate Bill 860 which became effective January 1, 1976 directed the California Office of Noise Control within the State Department of Health to prepare "Guidelines for the Preparation and Content of Noise Elements of the General Plan." Part of the purpose of these guidelines was to provide sufficient information concerning the noise environment in the Community so that noise may be considered in the Land Use Planning Process. As part of this publication, Land Use Compatibility Standards were developed in four categories. These categories (based on *exterior* noise levels) included Normally Acceptable, Conditionally Acceptable, Normally Unacceptable, and Clearly Unacceptable.

[1] Further technical explanation of Ln and all of the other noise ratings is available in Appendix I of the Noise Report included in the Technical Appendix of this document.

The interpretation of the four categories is as follows:

- Normally Acceptable: Specified Land Use is satisfactory without special insulation.
- Conditionally Acceptable: New Development requires detailed analysis of noise insulation requirements
- Normally Unacceptable: New Development is discouraged and requires a detailed analysis of insulation features.
- Clearly Unacceptable: New Development should not be undertaken.

The dividing line between Normally Acceptable and Conditionally Acceptable for sensitive spaces such as residential, multi-family, and school and libraries is CNEL 55 to 60. The dividing line between Conditionally Acceptable and Normally Unacceptable for the same Land Use categories is CNEL 70.

The State Building Code (Part 2, Title 24, CCR) establishes uniform minimum noise insulation performance standards to protect persons inside new hotels, motels, dormitories, long-term care facilities, apartment houses and residential units other than detached single-family residences from the effects of excessive noise, including but not limited to hearing loss or impairment and interference with speech and sleep. Residential structures to be located where the *exterior* CNEL is 60 dBA or greater are required to provide sound insulation to limit the *interior* CNEL to a maximum of 45 dBA. An acoustical analysis report prepared by a person experienced in the field of acoustical engineering is required for the issuance of a building permit for these structures.

The County of Los Angeles promulgates the same standards as the State. The County of Los Angeles Department of Health Services Division has an informal policy that; CNEL 55 is the desirable goal for exterior uses for residential uses, CNEL 60 is reasonable, and CNEL 65 is acceptable for exterior residential uses. This is based on the fact that standard construction practices provide a 20 db reduction in noise levels from the exterior of a residence to the interior of the residence[2].

Project Site

The proposed project site is currently vacant, therefore, no significant noise is generated from the site. The project site is bordered by single-family residences to the west and undeveloped lands to the north, east, and southeast.

[2] B. Davy, Davy & Associates

The 14 Freeway and Soledad Canyon Road parallel the southern property boundary. In addition, a commercial sand and gravel mining operation and a small trailer park are located farther south of the project site along the Santa Clara River drainage.

Noise levels at the site were monitored on December 21, 1998 between the hours of 11 a.m. and 1 p.m. Measurements were taken at three sites near the southern property boundary to capture the ambient traffic noise. The first site was at the southwesterly end of Valley Canyon Road, where the future elementary school site is proposed. The second site was at the existing intersection of Valley Canyon Road and Stonecrest Road, and the third site was at the northeasterly end of pavement of Valley Canyon Road. Noise levels at the site were dominated by traffic on the Route 14 Freeway to the south. No other significant sources of noise were noted during the site visit.

All environmental noise levels were measured with a precision integrating Larson Davis Model 820 sound level meter that had been calibrated with a B&K 4230 Acoustical Calibrator immediately prior to use. This sound level meter measures and displays the equivalent noise level (LEQ), as well as the maximum and the minimum noise levels during the measurement period[3].

The data thus collected were analyzed to determine the ambient CNEL level at the measurement locations. The CNEL value was determined by measuring the equivalent noise level (LEQ) directly, and then calculating the community equivalent noise level for each of the other 23 hours in the day, taking into account different weighing factors for the noise levels occurring during the day, evening, and nighttime periods. The results of the monitoring and calculations are summarized in **Table 4.4.1**.

As indicated in the table, the existing exterior noise levels in the southwesterly and southeasterly portion of the project site (closest to the major noise source) fall into the range of Normally Acceptable to Conditionally Acceptable (55-60 dB) for residential or school development. Exterior noise levels at the intersection location fall into the Conditionally Acceptable to Normally Unacceptable (60-70 dB) range for development of residential land uses or schools.

[3] Additional technical information on this methodology may be found in the Noise Report included in the Technical Appendix of this document.

TABLE 4.4.1

Measured Ambient Noise Levels (in dB) for V.T.T.M. 48086

Location	Peak Hour LEQ	CNEL
School site	55.1	57.1
Valley Canyon Rd / Stonecrest Rd Intersection	62.1	64.1
N. Valley Canyon Road	52.1	54.1

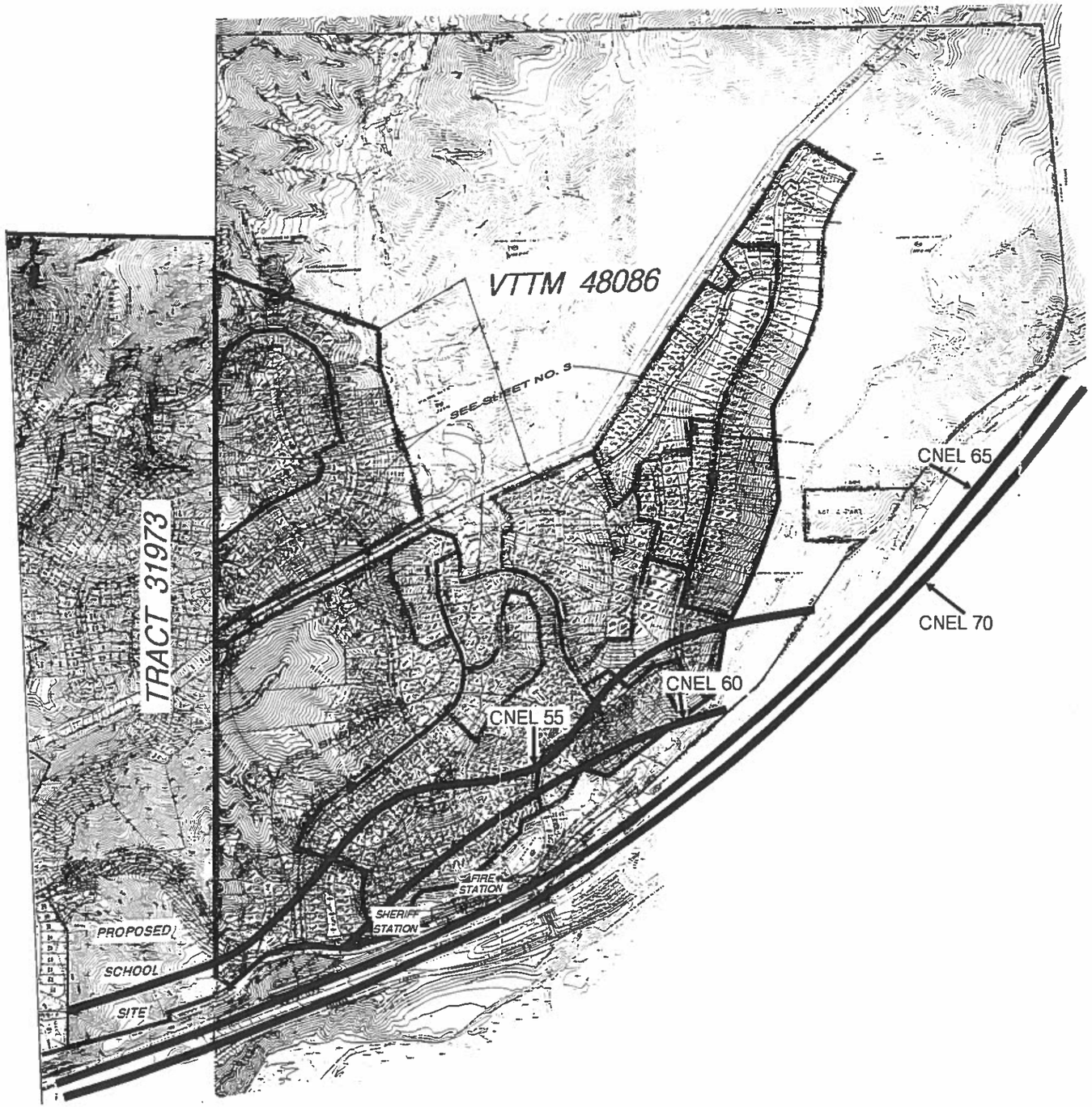
Equivalent noise contours for CNEL 55, CNEL 60, CNEL 65, and CNEL 70 are illustrated in **Figure 4.4-1**. The locations of the contours were based on the computer modeling projections for the five locations analyzed for potential project impacts (discussed below). Distances to the contours were calculated based on the existing topography. The CNEL 70 and CNEL 65 contours are close to the Freeway and are not affected by the topography between the Freeway and the site. The CNEL 60 contour extends toward the middle of the site as illustrated, and moves out to the Freeway side of the hills and elevated topography at the east and west end of the site. This contour dies into the existing topography. As illustrated, the CNEL 55 contour moves in and out based on the topography.

Environmental Impacts

Project Impacts

Construction-Related Noise

Proposed project construction activities would temporarily generate high noise levels on and adjacent to the site intermittently over the entire period of project construction. Noise levels generated by typical construction equipment are provided in **Table 4.4.2**. If approved, a total of 542 units would be built in five phases over approximately five years. Site modification would correspond to the development phasing; however, pregrading of planned areas may occur prior to development of units if necessary to assure that sufficient infrastructure improvements are provided. Complete project build-out is anticipated for the year 2005. Undeveloped properties located to the north, east, and southeast would not be impacted by project-related construction noise. Residents of the tract west of the project site may experience a temporary increase in ambient noise levels during construction.



EXTERIOR NOISE LEVEL CONTOUR EXHIBIT

Not to scale

Source: Davy & Associates, 8/24/99

VESTING TENTATIVE TRACT MAP No. 48086

TABLE 4.4.2

NOISE LEVELS OF TYPICAL CONSTRUCTION EQUIPMENT V.T.T.M. 48086

Equipment	Noise Level (dBA) at 50 Feet
Bulldozers	77
Scrapers	76
Motor Graders	76
Water Cat/Water Truck/Water Tank/ Vibratory Compactor	81
Bottom Dump Trucks	75
Backhoe/Dump Trucks	75
Track Excavator/Water Truck	81
Air Compressors/Jackhammer/Concrete Saw	74
Trenches/Forklifts	85
Small Crane/Concrete Pump	80
Concrete Finishing Machines	70
Skil Saws	79

Source: Davy & Associates, Inc.

Construction-related noise may also temporarily impact the resident and transient wildlife onsite. Wildlife not directly displaced by grading activities may be temporarily frightened offsite by noise generated during construction. Nocturnal species will not be effected by construction-related noise.

Impacts of Project-Related Ambient Noise to Off-Site Locations

Upon buildout, project-generated noise would contribute to ambient noise levels in the project vicinity. Noise generated by the residential uses onsite would include (but not be limited to) vehicular traffic, occasional landscape maintenance equipment, and recreation related noises. Given that the existing background noise levels are below the thresholds of significance, the project-related noise is not anticipated to raise ambient noise levels to a significant level.

Impacts of Off-Site Ambient Noise on Future Project Residents

As illustrated in **Figure 4.4-1**, the existing noise contours indicate that no residential or public land uses (besides a portion of Valley Canyon Road) are proposed in areas that have ambient exterior noise levels of CNEL 65 or greater. The sheriff sub-station site and the fire station site, as well as approximately 15 residential lots would be subject to exterior noise levels between CNEL 60 and CNEL 65. Approximately 70 residential lots and the proposed school site would

be subject to exterior noise levels between CNEL 55 and CNEL 60. All other residential lots, approximately 457 lots, would be subject to exterior noise levels of CNEL 55 or less.

Future-year noise levels were calculated at proposed Lots 538, 515, 501, 492, 395, and at the proposed school site. These locations were chosen due to their proximity to the 14 Freeway, the major noise source in the project vicinity. Additional vehicular noise generated on future Valley Canyon Road or the Stonecrest Road underpass would be drown-out by the 14 Freeway, therefore, traffic-generated noise from these streets was not included[4]. The results of the future-year (2015) calculated CNEL values summarized in **Table 4.4.3** indicate that all of the houses in VTTM 48086 will have an exterior noise exposure of CNEL of 61 or less. The State Noise Control Standards (Title 24 Section 3501) states the following:

"Worst-case noise levels either existing or future, shall be used as the basis for determining compliance with this Section. Future noise levels shall be predicted for period of at least 10 years from the time of building permit application."

The Caltrans projection of 173,000 vehicles per day in 2015 was utilized for the Route 14 Freeway analysis. The Larson Davis computerized noise model was utilized along with these future year traffic volume projections to calculate future noise levels on the buildings proposed closest to the Freeway. The daytime LEQ was also calculated for all locations. This is the value that is reported for the school site since the school will not normally be in session other than daytime hours between 7 a.m. and 7 p.m.

The 1998 data was used as input data for a computerized traffic model to calculate noise levels at the two noise monitoring locations impacted by Route 14 traffic. The computerized model is based on a noise prediction method developed and used extensively by the Federal Highway Administration. Input parameters for the computer model used for each calculation of noise level at a specific location include the following:

- Distance to the Highway
- Number of lanes
- Center median width
- Elevation to the receivers location
- Total daily vehicle count (ADT)

[4] B. Davy, Davy & Associates, 9/8/99 telephone communication w/LDC.

- Percentage of Trucks of total Count
- Prevailing Speed of Automobile and trucks
- Slope of Highway
- Distance from receiver to intervening barriers, earth berms, hills, solid walls, or other shielding topographical features.
- Elevation of intervening barriers, earth berms, hills, solid walls, or other shielding topographical features.

Table 4.4.3 summarizes the results of the calculations for on-site impacts from background noise upon project buildout.

TABLE 4.4.3

Calculated CNEL Values (in dB) For Year 2015 Traffic Volumes V.T.T.M. 48086

Location	*Wall Size*	*1st Floor CNEL*		*2nd Floor CNEL*	
		Exterior	*Interior **	*Exterior*	*Interior **
School Site	–	59.8	39.8	N/A	N/A
Lot 538	–	56.3	36.3	56.3	36.3
Lot 515	6'	57.4	37.4	61.4	41.4
Lot 501	–	53.1	33.1	53.2	33.2
Lot 492	–	54.5	34.5	55.0	35.0
Lot 395	–	46.7	26.7	47.9	27.9

Source: Davy & Associates, 2/99.
* Interior noise levels: Exterior CNEL value minus A-Weighted noise reduction of 20 dB provided by standard construction methods. In some instances, as-built testing of interior noise levels has found standard construction to yield a 20-25 dB decrease in noise levels. This table reflects the conservative 20 dB reduction.

As indicated in the table, the calculated future year (2015) CNEL values indicate that the site will be exposed to *interior* noise levels that comply with the requirements of both the County of Los Angeles and the California Noise Insulation Standards, which is CNEL 45.

Cumulative Impacts

Ambient noise levels will continue to increase due to increased traffic volumes on the 14 Freeway as the area is built-out with the proposed project and the related projects approved in the area. The previous sub-section titled *Impacts of Off-Site Ambient Noise on Future Project Residents* analyzes the future-year 2015 cumulative projects noise levels anticipated from traffic on the 14 Freeway. As indicated in that sub-section, under the cumulative-projects condition, with the use of standard construction practices no interior noise levels on-site will exceed CNEL 45.

As individual projects build-out, they will be subject to the same construction standards as the proposed project, which ensure interior noise levels of CNEL 45 or less. It is anticipated that additional mitigation, such as window glazing and/or the use of walls or berms to reduce interior noise levels will be required on an individual project basis where required.

Mitigation Measures

Results of the onsite noise analysis indicate that the potential impacts of ambient noise on the future project residents, as well as off-site impacts from project-generated noise, will be less than significant. However, in order to comply with the requirements of the California Noise Insulation Standards (Title 24), as well as standards for exterior noise as found in Title 24, Part 51 of the Code of Regulations, all of the following recommended mitigation measures shall be implemented. All but two of the mitigation measures listed below are standard for all development projects in the County of Los Angeles.

- (S) Restriction of grading and construction activities to between 7 a.m. and 7 p.m. on weekdays and 8 a.m. to 5 p.m. on Saturdays. No work should be done on Sundays or holidays except for emergency conditions.

- (S) All construction and grading equipment should be checked for proper maintenance. All vehicles and compressors should use exhaust mufflers, and engine enclosure covers as designed by the manufacturer should be in place at all times.

- (S) Subcontractors shall comply with the appropriate sections of the Building Ordinance and the Noise Ordinance.

- (P) Lots 505 – 521 and Lot 533 are not shielded by hills adjacent to the freeway as the other lots are. It is recommended that a 6' high solid wall be built along the property line adjacent to the freeway on these lots.

- (P) Even though it is not required to comply with the California Noise Insulation Standards, all windows and glass doors facing the freeway on Lots 505 - 521 and Lot 533 shall be glazed with STC 32 glazing.

Conclusion

Implementation of the proposed project would likely result in some short-term elevation of ambient noise levels on and adjacent to the site intermittently over the period of project construction. However, due to its temporary nature, construction-related noise will not significantly impact residential properties in the vicinity of the project site, nor resident wildlife.

This residential project will be required to comply with the requirements of the California Noise Insulation Standards (Title 24), as well as standards for exterior noise as found in Title 24, thereby reducing the potential impacts of traffic-related noise to a level below the significant threshold. In addition, noise associated with residential uses will not exceed the noise levels of local traffic and are not expected to have a significant environmental impact.

4.5 AIR QUALITY

This section summarizes the proposed project's potential for generating short- and long-term adverse impacts to local and regional air quality. The information contained herein is a summary of the "Shadow Pines Air Quality Impact Analysis" report prepared by Impact Sciences. A complete copy of that report, dated March 1, 1999, is included in Appendix E of this DEIR.

Introduction To Air Quality

The Southern California area has been divided into a number of geographical air basins. The Spring Canyon project site is located within the South Coast Air Basin (herein referred to as the Basin), which includes all of Orange County, and the non-desert portions of Los Angeles, San Bernardino, and Riverside Counties. The topography and climate of the Basin combine to make it an area of high smog potential. The air pollutants within the Basin are generated by both stationary and mobile sources. Stationary sources are known as "point sources", which have one or more emission sources at a single facility. Mobile sources refer to operational and evaporative emissions from motor vehicles. Additional information on general air quality within the Basin can be found in Appendix E.

Regulatory Agencies and Responsibilities

Air quality within the Basin is addressed through the efforts of various Federal, State, regional, and local government agencies. These agencies work jointly, as well as individually, to improve air quality through legislation, regulations, planning, policy-making, education, and a variety of programs. Appendix E contains a complete discussion of the responsibilities of the various agencies.

The U.S. Environmental Protection Agency (U.S.EPA) is responsible for enforcing the 1990 amendments to the Federal Clean Air Act (CAA) and the national ambient air quality standards (Federal standards) that it establishes. The California Air Resources Board (ARB), a department of the California EPA, oversees air quality planning and control throughout California. It is primarily responsible for ensuring implementation of the 1989 amendments to the California Clean Air Act (CCAA), responding to the Federal CAA requirements, and for regulating emissions from motor vehicles and consumer products within the State. The Southern California Association of Governments (SCAG) is a council of governments for the Counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura. Although SCAG is not an air quality management agency, it is responsible

for several air quality planning issues. Specifically, as the designated Metropolitan Planning Organization (MPO) for the southern California region.

The management of air quality in the Basin is the responsibility of the South Coast Air Quality Management District (SCAQMD). Specifically, SCAQMD is responsible for monitoring ambient air pollutant levels throughout the Basin and for developing and implementing attainment strategies to ensure that future emissions will be within Federal and State standards.

Existing Conditions

Existing Local Climate

The proposed project site, V.T.T.M. 48086, is located in unincorporated Los Angeles County to the east of the City of Santa Clarita. It is in the transitional microclimatic zone of the South Coast Air Basin, located between two climatic types that are termed valley marginal and high desert. Situated far enough from the ocean to usually escape coastal damp air and fog, the summers are hot and the winters sunny and warm. Summer nights are pleasantly cool and the surrounding slopes drain off cold air near the ground on clear winter nights.

The South Coast Air Basin both transports and receives air pollutants from the coastal portions of Ventura and Santa Barbara counties which are also located in the South Central Coast Air Basin. The South Central Coast Air Basin also receives air pollutants from oil and gas development operations on the outer continental shelf. The 1997 Air Quality Management Plan (AQMP) does not specifically address the control requirements for these adjacent areas. However, the control measures in this Plan meet both the CAA and CCAA transport requirements and will assist downwind areas in complying with the Federal ozone air quality standard[1].

Climate in the Santa Clarita Valley is relatively mild and annual average daytime temperatures range from 89.7 degrees Fahrenheit (F) in summer to 63.6 degrees F in winter. Low temperatures average 58.9 degrees F in summer and 41.3 degrees F in winter. In wintertime during calm, clear nights, the localized mountain/valley wind patterns are enhanced and cool air blows down from the mountains towards the Valley floor. Annual precipitation in the Santa Clarita Valley is approximately 13.10 inches, which occurs almost exclusively from late October to early April. As elsewhere in

[1] SQAQMD, *1997 AQMP*, November 1996, p.I-23.

the Basin, precipitation is higher in the mountains than in the Valley. Portions of the Santa Susana and San Gabriel Mountains, which form the outer limits of the Valley, receive between 22 and 24 inches of rainfall per year.

Predominant wind patterns for the greater Santa Clarita Valley area are typical for areas in which valleys and mountains are located in proximity to one another. During the day, onshore winds reach the Valley and are enhanced by local topographical features. During the night, surface radiation cools the air in the mountains and hills, which flows down the Valley, producing a gentle wind pattern. The predominant daytime wind flows from the south/southeast as the effects of the regional onshore flow are modified by the up-valley flow from the San Fernando Valley through the Newhall Pass. This pattern is most dominant during summer, the peak smog season. At night, local winds flow down the Santa Clara River Valley as winds flowing from the east.

Regional Air Quality

To monitor the concentrations of the six criteria pollutants, the SCAQMD has divided the Basin into source receptor areas (SRAs) in which thirty-three air quality monitoring stations are operated. The project site is located within SRA 13, which encompasses the Santa Clarita Valley west to the Ventura County line. The station that monitors this SRA is located approximately 10 miles west of the project site at Los Angeles County Fire Station No. 73, 24875 North San Fernando Road. This station presently only monitors emission levels of O3, CO, NO2, and PM10. No other station monitors air pollutant concentrations in the Santa Clarita Valley.

Table 4.5.1 lists the ambient pollutant concentrations and the violations of State and Federal standards that have occurred at the Santa Clarita monitoring station from 1993 through 1997.

As shown, the Santa Clarita monitoring station has registered values above State and Federal standards for O3 and the State standard for PM10. Concentrations of CO and NO2 have not been exceeded within the Santa Clarita Valley and concentrations of the other two criteria pollutants, sulfur dioxide and lead, have not been exceeded anywhere within the Basin for several years.

TABLE 4.5.1

AMBIENT POLLUTANT CONCENTRATIONS

Pollutant	Standard[1,2]	Year 1993	1994	1995	1996	1997
SANTA CLARITA MONITORING STATION						
OZONE (O_3)						
Maximum 1-Hour Concentration Monitored (ppm)		0.22	0.26	0.21	0.17	0.16
Number of days exceeding Federal Standard	>0.12 ppm	44	66	26	19	13
Number of days exceeding Federal-1 hour standard	>0.09 ppm	92	118	72	68	54
Number of days with stage 1 ozone episode	0.20 ppm	3	6	1	0	0
Number of days with stage 2 ozone episode	0.35 ppm	0	0	0	0	0
CARBON MONOXIDE (CO)						
Maximum 1-hour concentration monitored (ppm)		8	7	7	7	7
Number of days exceeding Federal 1-hour standard	>35.0 ppm	0	0	0	0	0
Number of days exceeding State 1-hour standard	>20.0 ppm	0	0	0	0	0
Maximum 8-hour concentration monitored (ppm)	9.1 ppm	3.9	3.9	4.1	3.9	6.8
8-hour standard		0	0	0	0	0
NITROGEN DIOXIDE (NO_2)						
Maximum 1-hour concentration monitored (ppm)		0.13	0.12	0.16	0.08	--
Annual Average Monitored (ppm)		0.0289	0.0327	0.0305	0.0152	--
Percentage of average exceeding Federal Standard	0.0534 ppm am	0	0	0	0	0
Number of days exceeding State standard	>0.25 ppm 1-hour	0	0	0	0	0
PARTICULATE MATTER (PM_{10})						
Maximum 24-hour concentration ($\mu g/m^3$)		75	66	87	91	67
Number of samples		55	58	61	53	59
Number of samples exceeding Federal standard	>150 ($\mu g/m^3$)	0	0	0	0	0
Number of samples exceeding State standard	>50 ($\mu g/m^3$)	8	13	13	5	5
Percent of samples exceeding Federal standard	>150 ($\mu g/m^3$)	0	0	0	0	0
Percent of samples exceeding State standard	>50 ($\mu g/m^3$)	14.5	22.4	21.3	9.4	8.5

-- pollutant not monitored; na = not available

Sources: South Coast Air Quality Management District, Air Quality Data (for 1993, 1994, 1995, 1996 and 1997), (Diamond Bar, California: South Coast Air Quality Management District, 1994, 1995, 1996, 1997, 1998); California Air Resources Board, Technical Support Division, California Air Quality Data [for 1993, 1994, 1995, 1996 and 1997], (Sacramento, California: California Air Resources Board, 1994, 1995, 1996, 1997 and 1998).

[1]Parts by volume per million of air (ppm), micrograms per cubic meter of air ($\mu g/m^3$), or annual arithmetic mean (aam).

[2]Federal and State standards are for the same time period as the maximum concentration measurement unless otherwise indicated.

Local Vicinity Emissions

The vicinity of the project site is characterized by residential development, undeveloped parcels, the Antelope Valley Freeway (State Route 14), and the Santa Clara River. Emissions sources include area sources, such as space and water heating, cooking, landscape maintenance, use of consumer products, and mobile activities, primarily automobile and truck traffic.

Motor vehicles are the primary sources of pollutants within the project vicinity. Traffic-congested roadways and intersections have the potential to generate localized high levels of CO. Localized areas where ambient concentrations exceed State and/or Federal standards are termed CO "hotspots." Section 9.4 of the CEQA Air Quality Handbook identifies carbon monoxide (CO) as a localized problem requiring additional analysis when a project is likely to subject sensitive receptors to CO hotspots. Sensitive receptors are populations that are more susceptible to the effects of air pollution than is the population at large[2]. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities.[3]

The SCAQMD recommends the use of CALINE4, a dispersion model for predicting CO concentrations, as the preferred method of estimating pollutant concentrations at sensitive receptors near congested roadways and intersections. For each intersection analyzed, CALINE4 adds roadway-specific CO emissions calculated from peak hour turning volumes to ambient CO air concentrations. For this analysis, CO concentrations were calculated based on a simplified CALINE4 screening model developed by the Bay Area Air Quality Management District. The simplified model is intended as a screening analysis which identifies a potential CO hotspot. If a hotspot is identified, the complete CALINE4 model is utilized to determine precisely the CO concentrations predicted at the intersections in question. This methodology assumes worst-case conditions (i.e., wind direction is parallel to the primary roadway, 90° to the secondary road; wind speed of less than one meter per second; and extreme atmospheric stability) and provides a screening of maximum, worst-case, CO concentrations.

Maximum CO concentrations were calculated for peak hour traffic volumes at the one intersection in the project vicinity that has sensitive receptors (residential units) in close proximity. These homes are also located within a couple hundred feet of the Antelope Valley Freeway which experiences

[2] *CEQA Air Quality Handbook*, p. 5-1.
[3] *CEQA Air Quality Handbook*, p. 5-7.

congestion during the morning and evening peak traffic hours. The results of these calculations are presented in **Table 4.5.2** for representative receptors located 50, 100, and 300 feet from each roadway. As shown, the CALINE4 screening model predicts that, under worst case conditions, no existing CO concentrations would exceed the State and Federal 1- and 8-hour CO standards near this intersection.

TABLE 4.5.2

EXISTING CARBON MONOXIDE CONCENTRATIONS (PPM)

V.T.T.M. 48086

Intersection	50 Feet		100 Feet		300 Feet	
	1-Hour[1]	8-Hour[2]	1-Hour[1]	8-Hour[2]	1-Hour[1]	8-Hour[2]
Soledad Canyon Rd. & Shadow Pines Blvd.	9.8	4.7	9.1	4.3	8.1	3.7

Source: Impact Sciences, Inc. Emissions calculations are provided in Appendix A.
[1]State standard is 20.0 parts per million. Federal Standard is 35 parts per million.
[2]State and Federal standard is 9.0 parts per million.
PPM=Part Per Million.

Site Specific Emissions

The project site is vacant and presently does not support uses which would generate regional or local emissions.

Project Impacts

The proposed project consists of 542 single family residential lots, three open space lots, one fire station lot, one sheriff sub-station lot, and two park site lots located on approximately 548.1 acres of vacant land. The residential uses, including streets, would occupy approximately 245.7 acres of the site. The future fire station lot would occupy approximately 3.2 acres, the sheriff sub-station lot would occupy approximately 1.8 acres, the two park sites occupy approximately 18.0 acres, and the three open space lots would occupy the remaining 279.4 acres of the property. Assess to the project site is proposed to be provided from Spring Canyon Road, an extension of Valley Canyon Road to Sequoia Drive to the west, and connection to an as yet unnamed street in the westerly adjacent residential tract that is currently under construction.

The applicant is also proposing to provide and grade a site for a new elementary school as mitigation for anticipated school impacts. The school would serve the students generated by the project, the adjacent development to the west of the project site (Tract 31973) which is presently under

construction, and other homes in the immediate vicinity.

Development of the project would generate air emissions from a wide variety of stationary and mobile sources. Stationary source emissions, such as PM10, would be generated by on-site construction activities. Once the proposed uses are completed and occupied, emissions would be generated by stationary area sources such as water and space heaters, landscape maintenance equipment, and consumer products. Mobile source emissions would be generated by motor vehicle travel associated with construction activities and occupancy of the proposed development. A discussion of recommended significance criteria and an assessment of construction and operational emissions are presented below based on the methodologies recommended in the SCAQMD's CEQA Air Quality Handbook.

Significance Threshold Criteria

New and modified projects will often affect regional air quality both directly and indirectly. When determining the extent of a project's environmental impact and the significance of such impact, the project should be compared to established thresholds of significance. This EIR refers to the thresholds recommended by the SCAQMD in its CEQA Air Quality Handbook.

Construction Emission Thresholds

The SCAQMD recommends that projects with construction-related emissions that exceed any of the following emissions thresholds should be considered significant:

- 24.75 tons per quarter or 550 pounds per day of CO;
- 2.5 tons per quarter or 75 pounds per day of VOC;
- 2.5 tons per quarter or 100 pounds per day of NOx;
- 6.75 tons per quarter or 150 pounds per day of SOx;
- 6.75 tons per quarter or 150 pounds per day of PM10.

Operational Emissions

The SCAQMD has recommended two types of air pollution thresholds to assist lead agencies in determining whether or not the operational phase of a project's development would be significant. These are identified in the following discussion under Emission Significance Thresholds and Additional Indicators of Potential Air Quality Impacts. The SCAQMD recommends that a project's impacts be considered significant if either of these thresholds is exceeded.

Emission Significance Thresholds

The SCAQMD has established these thresholds, in part, based on Section 182(e) of the Federal CAA which identifies 10 tons a year of volatile organic gases as the significance level for stationary sources of emissions in extreme non-attainment areas for ozone[4]. VOC and NOx undergo photochemical reactions in sunlight to form ozone and the Basin is the only extreme non-attainment area for ozone in the United States. This emission threshold has been converted to a pound per day threshold for the operational phase of a project. Thresholds for other emissions have been identified based on their levels in the Basin in comparison with ozone levels. Because they are converted from a CAA threshold, the SCAQMD believes that these thresholds are based on scientific and factual data.[5] Therefore the SCAQMD recommends that the following thresholds be used in making a determination of operation-related project significance:

- 550 pounds per day of CO;
- 55 pounds per day of VOC;
- 55 pounds per day of NOx;
- 150 pounds per day of SOx;
- 150 pounds per day of PM10.

Additional Indicators of Potential Air Quality Impacts

The SCAQMD recommends that projects meeting any of the following criteria also be considered to have significant air quality impacts:

- Project could interfere with the attainment of the Federal or State ambient air quality standards by either violating or contributing to an existing or projected air quality violation;
- Project could result in population increases within an area which would be in excess of that projected by SCAG in the AQMP, or increase the population in an area where SCAG has not projected that growth for the project's build-out year;
- Project could generate vehicle trips that cause a CO hotspot or project could be occupied by sensitive receptors that are exposed to a CO hotspot;

[4] *CEQA Air Quality Handbook*, p. 6-1.
[5] *CEQA Air Quality Handbook*, p. 6-1.

- Project will have the potential to create, or be subjected to, an objectionable odor that could impact sensitive receptors;
- Project will have hazardous materials on site and could result in an accidental release of toxic air emissions or acutely hazardous materials posing a threat to public health and safety;
- Project could emit a toxic air contaminant regulated by SCAQMD rules or that is on a Federal or State air toxic list;
- Project could be occupied by sensitive receptors within one quarter mile of an existing facility that emits air toxics identified in SCAQMD Rule 1401; or
- Project could emit carcinogenic or toxic air contaminants that individually or cumulatively exceed the maximum individual cancer risk of one in one million.

Construction Impacts

Development of the project would require site preparation (i.e., land clearing, grading, cut and fill, and excavation and trenching) and construction of the proposed residential uses. These construction activities would occur over an approximate five-year period as individual phases are constructed. During this time, emissions would be generated by heavy-duty construction vehicles, on-site stationary sources, and on- and off-road vehicles, including construction worker vehicles. In addition, fugitive dust would be generated by grading and construction activities. The amount of equipment and number of employees would vary with each construction phase and construction activity depending on the intensity of activity.

Because of the construction time-frame, overlapping of building phases, and the normal day-to-day variability in construction activities, it is difficult, if not impossible, to precisely quantify the daily or quarterly emissions associated with each phase of the proposed construction activities. **Table 4.5.3**, nonetheless, identifies daily emissions associated with typical equipment for the different construction phases planned for the proposed project. These emissions assume that all of the construction equipment and activities would occur continuously over an 8-hour period.

TABLE 4.5.3

ESTIMATED CONSTRUCTION EMISSIONS

V.T.T.M. 48086

EMISSIONS SOURCE	EMISSIONS IN POUNDS PER DAY				
	CO	VOC	NO_x	SO_x	PM_{10}
Construction Equipment	37.97	6.57	73.75	7.05	3.47
On- and Off-Road Vehicles[1]	20.81	3.51	23.33	0.00	1.77
Fugitive Dust					
Excavation/Trenching	-	-	-	-	1.48
Bulldozing/Scraping/Compaction	-	-	-	-	143.94
Vehicles	-	-	-	-	601.50
Exposed Storage Piles	-	-	-	-	14.46
Total:	58.78	10.09	97.08	7.05	768.16

Source: Impact Sciences, Inc. Emissions calculations are provided in Appendix B.
Total in table includes both Site Preparation Phase and General Construction Phase and it may not appear to add exactly due to rounding in the computer model calculations.
[1]Includes trucks, material transport vehicles, and construction employee vehicles.

Operational Impacts

Daily Emissions

Operational emissions would be generated by both stationary and mobile sources as a result of normal day-to-day activities on the project site after occupation. Stationary areas emissions would be generated by the consumption of natural gas for space and water heating devices, the operation of landscape maintenance equipment, and from consumer products. Mobile emissions would be generated by the motor vehicles traveling to and from the project site.

The analysis of daily operational emissions has been prepared utilizing a computer model developed by Impact Sciences, Inc., using the data and methodologies identified in the SCAQMD's CEQA Air Quality Handbook. This was utilized since it is the most detailed methodology available to calculate project-related mobile emissions and it utilizes the most current emission factors (EMFAC7G) available from the California Air Resources Board. The SCAQMD has approved this model for use[6]. The results of these calculations are presented in **Table 4.5.4**.

[6] Impact Sciences interview w/S. Smith, SCAQMD, Diamond Bar, CA 1/25/96.

As shown, the project at completion and full occupancy would generate total emissions of NOx and PM_{10} which would exceed SCAQMD recommended thresholds. As the amount of emissions would exceed the recommended thresholds, this impact would be considered significant.

TABLE 4.5.4

ESTIMATED OPERATIONAL EMISSIONS

V.T.T.M. 48086

Emissions Source	Emissions in Pounds Per Day				
	CO	VOC	NO_x	SO_x	PM_{10}
Vehicular Sources	207.7	42.0	57.5	3.9	255.2
Water and Space Heating	2.4	0.6	9.6	0.0	0.0
Landscape Maintenance	3.1	0.3	0.1	0.0	0.0
Consumer Products	-	9.3	-	-	-
Total Emissions:	213.3	52.2	67.1	3.9	255.2
SCAQMD Threshold:	550.0	55.0	55.0	150.0	150.0
Exceeds Threshold?:	**NO**	**NO**	**YES**	**NO**	**YES**

Source: Impact Sciences, Inc. Emissions calculations are provided in Appendix B.
Totals in table may not appear to add exactly due to rounding in the computer model calculations.

Additional Indicators of Potential Air Quality Impacts

As previously discussed, the SCAQMD lists criteria indicating when a project may create potential air quality impacts. These criteria are listed in italics below, along with an analysis of whether or not the project meets any of them. If a project meets any one of the criteria, project air quality impacts would be significant relative to that criterion:

Project could interfere with the attainment of the Federal or State ambient air quality standards by either violating or contributing to an existing or projected air quality violation.

SCAQMD's *CEQA Air Quality Handbook* indicates that an air quality modeling analysis that identifies the project's impact on ambient air quality would need to be performed[7]. In order for a project to be found consistent, the analysis would have to demonstrate that the project's emissions would not increase the frequency or the severity of existing air quality violations, or contribute to a new violation[8]. The localized carbon monoxide analysis for traffic emissions meets these standards. However, SCAQMD staff indicate

[7] *CEQA Air Quality Handbook, p. 12-3*
[8] *CEQA Air Quality Handbook, p. 12-3*

that regional air quality models do not exist for this kind of analysis for general development projects and that no such analysis can be undertaken.[9] Instead, SCAQMD staff state that a project's consistency with the population number and location assumptions identified by SCAG and used in the preparation of the AQMP should be assessed[10] as required by the following criterion:

Project could result in population increases within an area which would be in excess of that projected by SCAG in the AQMP, or increase the population in an area where SCAG has not projected that growth for the project's buildout year.

As discussed earlier in this analysis, the 1997 AQMP is designed to accommodate growth, to reduce the high levels of pollutants within the areas under the jurisdiction of SCAQMD, to return clean air to the region by 2010, and to minimize the impact on the economy. Projects which are considered to be consistent with the AQMP do not interfere with attainment and do not contribute to the exceedance of an existing air quality violation because this growth is included in the projections utilized in the formulation of the AQMP. Therefore, projects, uses, and activities that are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment of the air quality levels identified in the AQMP, even if they exceed the SCAQMD's recommended thresholds. The following analysis discusses the project's consistency with the AQMP.

Projects that are consistent with the projections of population forecasts identified in the Growth Management Chapter of the RCPG are considered consistent with the AQMP growth projections. This is because the Growth Management Chapter forms the basis of the land use and transportation control portions of the AQMP.

The project site is located within SCAG North Los Angeles County subregion of the RCPG. By the year 2000, SCAG estimates that the population for this area would increase to 420,000 persons and by the year 2010 to 629,000 persons. This represents a population growth of 184,000 persons by the year 2000, and 393,000 persons by the year 2010 over 1990 conditions. The proposed project is consistent with these growth projections; by the time the project is built out in 2005, its population would total approximately 1,670 residents[11], constituting only 0.4 percent of the increase from 1990 to 2010 increase.

[9] Impact Sciences interview w/S. Smith, SCAQMD, 2/23/96.
[10] Ibid.
[11] Based on 3.09 persons per household.

The population within the Santa Clarita Valley area is projected by SCAG[12] to increase from 226,346 in the year 2000 to 288,020 in 2005. The population of the proposed project would contribute approximately 2.7 percent of this growth. Therefore, the project would be consistent with the AQMP forecasts for this area, and it should not jeopardize attainment of State and Federal ambient air quality standards in the Santa Clarita Valley.

Another measurement tool in determining AQMP consistency is to determine how a project accommodates the expected increase in population and employment. Generally, if a project is planned in a way that results in the minimization of vehicle miles traveled (VMT) both within the project and in the community in which it is located, and consequently the minimization of air pollutant emissions, that project is consistent with the AQMP.[13]

The applicant is proposing to provide and grade a site for a new elementary school. The school would serve the students generated by the project, the adjacent development to the west of the project site, and other homes in the immediate vicinity. Students within these areas are likely to presently attend Pinetree Elementary School, located at 21956 Lotusgarden Avenue. Development of the new elementary school would allow project-generated students, as well as those in the vicinity of the project site, to attend a school closer to their homes. This means that more children could walk or ride bicycles to and from school, and the distance that parents would otherwise need to drive the children to and from school would be reduced. It is anticipated, therefore, that the new school would reduce the amount of emissions that could be generated within the Santa Clarita Valley. This is consistent with the goals of the AQMP for reducing the emissions associated with new development.

Project could generate vehicle trips that cause a CO hotspot or project could be occupied by sensitive receptors that are exposed to a CO hotspot.

As was done to assess existing CO concentrations, the simplified CALINE4 screening procedure was used to predict future CO concentrations 50, 100, and 300 feet from the study intersection in the project area. The results of air emissions modeling for the project study area are shown in **Table 4.5.5**. As shown, the State and Federal 1- and 8-hour CO standards would not be exceeded near the study intersections at project buildout. Therefore, CO hotspots are not predicted to exist near these intersections in the future and the contribution of project traffic-related CO at these intersections would not be considered significant.

[12] LDC interview (phone) w/Javier Minjares, SCAG 3/2/99.
[13] *CEQA Air Quality Handbook*, p. 12-5.

TABLE 4.5.5

PREDICTED FUTURE (YEAR 2005) CARBON MONOXIDE CONCENTRATION

V.T.T.M. 48086

Intersection	50 Feet		100 Feet		300 Feet	
	1-Hour[1]	8-Hour[2]	1-Hour[1]	8-Hour[2]	1-Hour[1]	8-Hour[2]
Soledad Canyon Rd.&Shadow Pines Blvd.	8.9	4.3	8.3	3.9	7.5	3.6

Source: Impact Sciences, Inc. Emissions calculation are provided in Appendix A.
[1]State standard is 20.0 parts per million. Federal standard is 35 parts per million.
[2]State and Federal standard is 9.0 parts per million.

Toxic air pollutants are not expected to occur in any meaningful amounts in conjunction with operation of the proposed land uses. Only common forms of hazardous or toxic substances typically used or stored in conjunction with household activities would be present in small quantities. Most uses of such substances would occur indoors. Adjacent land uses would not subject project site residents to toxic air emissions. Based on the common uses expected on the site, no significant impacts are expected to occur.

Operational Impacts Conclusion

Operational emissions generated primarily from project vehicular traffic would exceed SCAQMD recommended emission thresholds of significance for NOx and PM10 and, for that reason, they are considered significant. When compared against the eight additional indicators of potential air quality impacts, it was found that the project does not meet any of the additional indicators and would not jeopardize attainment of air quality standards set forth in the AQMP, cause a CO hotspot, generate or be exposed to significant odors, or generate or be exposed to significant toxic air emissions.

CUMULATIVE IMPACTS

The SCAQMD's CEQA Air Quality Handbook identifies possible methods to determine the cumulative significance of land use projects[14]. The method employed for this impact analysis is that the project shows a one percent per year reduction in project emissions of CO, VOC, NOx, SOx, and PM10. This method differs from the methodology used in other sections of EIRs in

[14] *CEQA Air Quality Handbook, p. 9-12.*

which all foreseeable future development within a given service boundary or geographical area is predicted and their impacts measured. The SCAQMD has not identified thresholds to which the total emissions of all cumulative development can be compared. Instead, the SCAQMD's methods are based on performance standards and emission reduction targets necessary to attain the Federal and State air quality standards identified in the AQMP.

As discussed earlier, the 1997 AQMP was prepared to accommodate growth, to reduce the high levels of pollutants within the Basin, to meet State and Federal air quality standards, and to minimize the fiscal impact that pollution control measures have on the local economy. According to the CEQA Air Quality Handbook, projects which are consistent with the AQMP performance standards and emission reduction targets should be considered less-than-significant unless there is other pertinent information to the contrary.[15]

The following analysis assesses the proposed project's cumulative impacts based on the appropriate performance standard (1% reduction/year) and emissions reduction targets recommended in the SCAQMD's CEQA Air Quality Handbook.

Project Shows a One Percent Per Year Reduction in Project Emissions of CO, VOC, NOx, SOx, and PM_{10}.

Table 4.5.6, Estimated Operational Emission Reduction Efficiencies, summarizes the percent - reduction in emissions that could be expected per year when all of the recommended mitigation measures are implemented. The SCAQMD's CEQA Air Quality Handbook indicates that the standard annual reduction for each emission factor should be one percent per year. The emission reductions predicted with the implementation of the recommended mitigation measures represent annual reductions equalling 4.8 percent of the project's unmitigated CO emissions, 7.8 percent of unmitigated VOC emissions, 6.6 percent of unmitigated NOx, and 4.4 percent of unmitigated PM10 emissions. It is anticipated that these reduction percentages would occur on an annual basis. These reductions exceed the SCAQMD's performance standard of one percent for annual emissions reductions. The SCAQMD's CEQA Air Quality Handbook does not identify any reduction efficiencies for emissions of SOx. It should be assumed, however, that these measures would reduce emissions of SOx by a minimum of one percent given that the minimum reduction for other emissions is 4.4 percent. Therefore, the project would meet this assumption for annual emissions reductions and would not be considered cumulatively significant.

[15] *CEQA Air Quality Handbook, p. 9-12.*

MITIGATION MEASURES

Mitigation for Construction Impacts

The SCAQMD recommends measures to reduce the impacts of construction-related emissions to the greatest extent possible. Although the proposed project's construction-related impacts are not considered significant, the following measures could be feasibly implemented during the construction phases of development to further decrease project-related emissions. As with all development projects, V.T.T.M. 48086 would already be subject to SCAQMD Rule 403 - Fugitive Dust that would substantially reduce the amount of fugitive dust generated during grading and construction activities. The calculations in **Table 4.5.6** assume that appropriate dust control measures would be implemented during each phase of the project as required by SCAQMD Rule 403 – Fugitive Dust.

TABLE 4.5.6

Construction Emissions With Dust Control Measures
V.T.T.M. 48086

	Emission in Pounds per Day				
Emission Source	*CO*	*VOC*	*NO_x*	*SO_x*	*PM_{10}*
Construction Emission Total:	58.78	10.09	97.08	7.05	768.16
Rule 403 Reduction:	0.00	0.00	0.00	0.00	619.87
Net Emission Totals:	58.78	10.09	97.08	7.05	148.29
SCAQMD Threshold:	550.00	75.00	100.00	150.00	150.00
Exceeds Threshold?:	**NO**	**NO**	**NO**	**NO**	**NO**

Source: Impact Sciences, Inc. Emissions calculations are provided in Appendix B.

- Develop and implement a construction management plan that includes the following measures recommended by the SCAQMD, or equivalently effective measures approved by the SCAQMD:

a) Configure construction parking to minimize traffic interference.

b) Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag person).

c) Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the degree practicable.

d) Re-route construction trucks away from congested streets.

e) Consolidate truck deliveries when possible.

f) Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.

g) Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturers' specifications and per SCAQMD rules, to minimize exhaust emissions.

h) Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at 800/242-4022 for daily forecasts.

i) Use electricity from power poles rather than temporary diesel- or gasoline-powered generators.

j) Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices.

k) Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices.

Measures recommended in the SCAQMD's *CEQA Air Quality Handbook* that were rejected for the proposed project are discussed in Appendix E.

Mitigation for Operation Impacts

The following is a list of measures that could feasibly be implemented by the proposed project to reduce the impacts of operation-related emissions. Other potential measures listed in the SCAQMD's *CEQA Air Quality Handbook* were not applicable to the project due to the type or size of proposed development. They are however, identified in Appendix E along with explanations of why they were not applicable.

Stationary Sources

- Utilize solar or low emission water heaters in residential uses to reduce natural gas consumption and emissions.
- Residential uses are to utilize built-in energy-efficient appliances to reduce energy consumption and emissions.
- Provide shade trees in residential subdivisions to reduce building heating/cooling needs.
- Residential uses are to utilize energy-efficient and automated controls for air conditioners to reduce energy consumption and emissions.
- Install special sunlight-filtering window coatings or double-paned

windows in residential uses to reduce thermal gain or loss.

- Utilize automatic lighting on/off controls and energy-efficient lighting in new residential construction (including street lighting and parking areas) to reduce electricity consumption and associated emissions.
- Use light-colored roofing materials in new residential construction as opposed to dark roofing materials. These materials would reflect, rather than absorb, sunlight and minimize heat gains in buildings. This measure would lessen the overall demand for mechanical air conditioning systems.

Mobile Sources

- Construct bus stops at locations to be determined in coordination with the bus transit service provider that will serve the project area.
- Synchronize and/or install traffic signals on streets impacted by project development.

Emission Reduction Efficiencies

Ranges of emission reduction efficiencies for recommended mitigation measures are identified in Table 11-6 of the SCAQMD's *CEQA Air Quality Handbook* for the operational emissions reductions provided by these types of measures[16]. The SCAQMD recommends that the low end of the range should be used when selecting the efficiencies for various projects unless otherwise justified.[17] Despite the recommended use by the SCAQMD, not all of the measures recommended in the *CEQA Air Quality Handbook* would provide measurable emissions reductions. **Table 4.5.7** shows the emission reduction efficiencies predicted for the project's operational emissions and the mobile and stationary emissions that would be reduced by the measurable recommended mitigation measures using the low end of the reduction efficiency ranges to provide a worst-case analysis. These numbers represent annual reductions of 7.3 percent of the project's unmitigated CO emissions, 7.8 percent of unmitigated VOC emissions, 6.6 percent of unmitigated NOx emissions, and 4.4 percent of unmitigated PM10 emissions.

[16] No emissions reduction efficiencies are provided for SOx emissions.
[17] *CEQA Air Quality Handbook*,.

TABLE 4.5.7

ESTIMATED OPERATIONAL EMISSION REDUCTION EFFICIENCIES

V.T.T.M. 48086

Proposed Measures	Emission Reduction Efficiency (pounds per day) CO	VOC	NO_x	PM_{10}
Stationary Area Sources				
All Residential Uses				
• Solar or low emission water heaters	0.6	1.1	0.9	0.0
• Built-in energy-efficient appliances	0.2	0.3	0.3	0.0
• Provide shade trees to reduce heating/cooling needs	0.0	0.0	0.0	0.0
• Energy-efficient & automated air conditioners	0.0	0.0	0.0	0.0
• Sunlight-filtering coating or double-paned windows	0.2	0.5	0.4	0.0
• Use lighting controls & energy efficient lighting	0.0	0.0	0.0	0.0
• Light-colored roof materials	0.1	0.2	0.1	0.0
Mobile Sources				
• Construct bus passenger benches & shelters	0.4	0.1	0.1	0.5
• Synchronize traffic lights on impacted streets	8.3	1.7	2.3	10.2
Total Reductions w/Mitigation (lbs/day):	**9.8**	**3.8**	**4.2**	**10.7**
Percent Reductions Compared to Unmitigated Operational Emissions:	**4.8%**	**7.8%**	**6.6%**	**4.4%**
SCAQMD's Recommended Standard Annual Reduction	**1%**	**1%**	**1%**	**1%**

Sources: CEQA Air Quality Handbook, pp. 11-18 – 11-26; and Impact Sciences, Inc. Calculations are provided in Appendix B. Columns may not total due to rounding of numbers.

CONCLUSION

Construction-related emissions would be generated by heavy-duty construction vehicles, on-site stationary sources, and on- and off-road vehicles, including construction worker vehicles. Operational emissions would be generated by both stationary sources, such as consumption of natural gas for space and water heating devices, the operation of landscape maintenance equipment, and consumer products, and from mobile sources as a result of normal day-to-day activities on the project site after occupation. During the construction phases, emissions of carbon monoxide (CO), volatile organic compounds (VOC), oxides of nitrogen (NOx), oxides of sulfur (SOx), and particulate matter (10 micron) (PM10) would not exceed thresholds of significance recommended by the South Coast Air Quality Management District (SCAQMD). When completed and fully occupied, however, emissions generated primarily from project vehicular traffic would exceed SCAQMD recommended emission thresholds of significance for NOx and PM10 and, for that reason, they are considered significant.

The project would not be considered significant when compared with any other air quality thresholds recommended by the SCAQMD. It was found that the project is within growth forecasts contained in the Growth Management Chapter of the Southern California Association of Governments' Regional Comprehensive Plan and Guide (RCPG), which forms the basis for the land use and transportation control portions of the Air Quality Management Plan (AQMP). The project would, consequently, be consistent with the AQMP, indicating that it should not jeopardize attainment of State and Federal ambient air quality standards in the Santa Clarita Valley. In addition, the project would not cause a CO hotspot at nearby sensitive receptor locations, generate or be exposed to significant odors, or generate or be exposed to significant toxic air emissions.

The mitigation measures recommended would reduce operational emissions. However, no feasible mitigation exists which would reduce these emissions to below the SCAQMD's recommended thresholds of significance. Therefore, the project's operational emissions would be considered unavoidably significant.

The SCAQMD's criteria of annual emission reductions of one percent for CO, VOC, NOx, SOx, and PM10 was used to assess cumulative air quality impacts. With the implementation of the recommended mitigation measures, the project would reduce the project's emissions of CO, VOC, NOx, and PM10 by 4.8, 7.8, 6.6, and 4.4 percent, respectively. Similar reductions for SOx are expected. Because these reductions would exceed one percent for each pollutant, the project's emissions would not be cumulatively significant.

4.6 BIOLOGICAL RESOURCES

The following information on biological resources at the Spring Canyon site was compiled from site visits by Envicom Corporation (Envicom) biologists, HDR Engineering, Inc. (HDR) biologists, and the accounts of other biologists working in the region (e.g., Hovore 1995). Complete copies of Envicom's general biology report and HDR's "Habitat Linkage Assessment for Spring Canyon Project" (which includes the results of a focused badger survey) are included in Appendix G. Field observations by Envicom were made on foot and by vehicle in May 1996, and in May and June 1997. HDR's habitat linkage study was conducted in November 1998 and a focused badger survey was conducted in December 1998. A follow-up habitat linkage study was conducted in early June 1999.

Distant or inaccessible resources were observed with binoculars. Plants were identified in the field, or were vouchered for later positive identification. Wildlife was identified through direct observation, by their vocalizations, or through interpretation of diagnostic sign (tracks, scat, burrows, etc.).

Existing Conditions

The Spring Canyon site is located in northern Los Angeles County, between the cities of Santa Clarita to the west and the community of Agua Dulce to the east. It is on the south flank of the Sierra Pelona range, separated from the San Gabriel Mountains to the south by Soledad Canyon and by the Santa Clara River.

The site topography varies from relatively level in the southern portions and canyon bottoms, to steep hills in the east and north. Elevations range from approximately 1,700 feet above mean sea level (MSL) in the southwest, up to approximately 2,400 feet in the northeast. Major ridges trend northeast to southwest, separating and encompassing Spring and Tapie creeks. The site is in the broad transition zone between the Mojave Desert and the coastal areas. The site is within the rain shadow of the San Gabriel Mountains, therefore it is quite arid. On occasion, the coastal influence exerts strongly enough to allow the marine layer to reach the project area, but the heat of the desert may also reach the area later in the same day. The combination of topography and climatic regimes provides the site with a wide range of temperatures, rainfall, and humidities, and opportunities for diverse plant and animal communities.

A fire in 1995 consumed the majority of the site's vegetation, except for a small area in the northeast quadrant of the property. During the surveys in 1996, 1997, and 1998 recovery was evident, although succession is slow in dry climates. Nonetheless, fire is a natural component of southern California desert and coastal scrub habitats, and is necessary to maintain the diversity of annuals and other plants which thrive after fire. With one notable exception (i.e., California juniper), the plants would be expected to return to their former densities and distributions.

Vegetation

A compilation of all plant species observed on the project site is included as Appendix G, comprising approximately 170 species, subspecies and varieties. The vegetation of the upland portions of the project site is a mosaic of desert scrub/grassland, intergrading on northerly slopes with desert scrub/woodlands of Tucker's oak (*Quercus john-tuckeri*)[1] and California juniper (*Juniperus californicus*). Upland slopes with southerly aspects support a sparse coastal sage scrub dominated simultaneously by species of the coast, including coastal sage brush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), long-stem buckwheat (*E. elongatum*), black sage (*Salvia mellifera*), cudweed aster (*Lessingia filaginafolia*), and yucca (*Yucca whipplei*), and by species of the desert including brittlebush (*Encelia actoni*), cotton-thorn (*Tetradymia comosa*), California matchweed (*Gutierrezia californica*), small-flowered stephanomeria (*Stephanomeria pauciflora*), and beavertail (*Opuntia basilaris*).

Numerous annual species of both the desert and the coast are also present. Occasional patches of chaparral can also be found, dominated mostly with chamise (*Adenostoma fasciculatum*), hoary-leaf and wedge-leaf ceanothus (*Ceanothus crassifolius*, *C. cuneatus*), and spiny and holly-leaf redberries (*Rhamnus crocea*, *R. ilicifolia*). In addition, the wash associated with Tapie Canyon and its tributaries supports an open, alluvial scrub comprised of scalebroom (*Lepidospartum squamatum*) and other upland shrubs, especially California buckwheat. Other alluvial areas and tributaries support open to dense woodlands of holly-leaf cherry (*Prunus ilicifolia)* and Mexican elderberry (*Sambucus mexicanus*). Spring Canyon (eastern) does not support such woodlands, although a small excavated area in the canyon supports an open water habitat with a small stand of black willow (*Salix goodingii*) and other aquatic vegetation including

[1] Most of the oaks are characteristic of *Q. john-tuckeri*, but also share characteristics with *Q. berberidifolia* with which it hybridizes. (HDR, Oak Tree Survey, 10/13/99).

stonewort (*Chara* sp.)[2], spike-rush (*Eleocharis macrostachya*), and toad rush (*Juncus bufonius*). The uppermost (northern) reach of this drainage contains a few individuals of deergrass (*Muhlenbergia rigens*) and long-leaf rush (*Juncus macrophyllus*), indicative of persisting local moisture.

The areal extent of these vegetation types is depicted in **Figure 4.6-1**, and the approximate acreages of each are given below:

TABLE 4.6.1

EXISTING VEGETATION AREAS (ACRES)
V.T.T.M. 48086

Vegetation Type	*Total Acres of Vegetation Type*
Coastal Sage/Desert Scrub/Grassland	453.5
Coastal Sage/Desert Scrub/Woodland (north slopes)	20.5
Chaparral	14.7
Alluvial Scrub	38.8
Alluvial Woodland	13.6
Pond with Willows	0.1
Disturbed Areas (MX track)	6.9
Total	**548.1**

Source: Envicom Corp. See Appendix G.

Oak Trees

In 1990, an Oak Tree Report was prepared for the property. At the time of that survey, there were about 3000 scrub oaks on-site that were not of ordinance size. A total of 255 oaks were 8" or greater at diameter breast height (DBH), or had a combined trunk diameter of any two trunks that was 12" or greater. A follow-up oak tree survey was conducted by HDR on October 13, 1999. The follow-up survey revealed that the wildfire of 1995 burned most of the oak trees down to their root crowns. Most are resprouting, but do not meet the County ordinance requirements for reporting or permitting. Several small stands of scrub oak trees survived north of the gasline easement, and on the south ridge of Spring Canyon, but these trees are well outside the 200-foot area of influence and do not require further reporting. Only four (4) scrub oaks large enough to require reporting and permitting under the County ordinance survived the fire unscathed. These are trees #49, #246, #251, and #252 (See Appendix L).

2 A green alga superficially resembling a higher (vascular) plant.

Wildlife

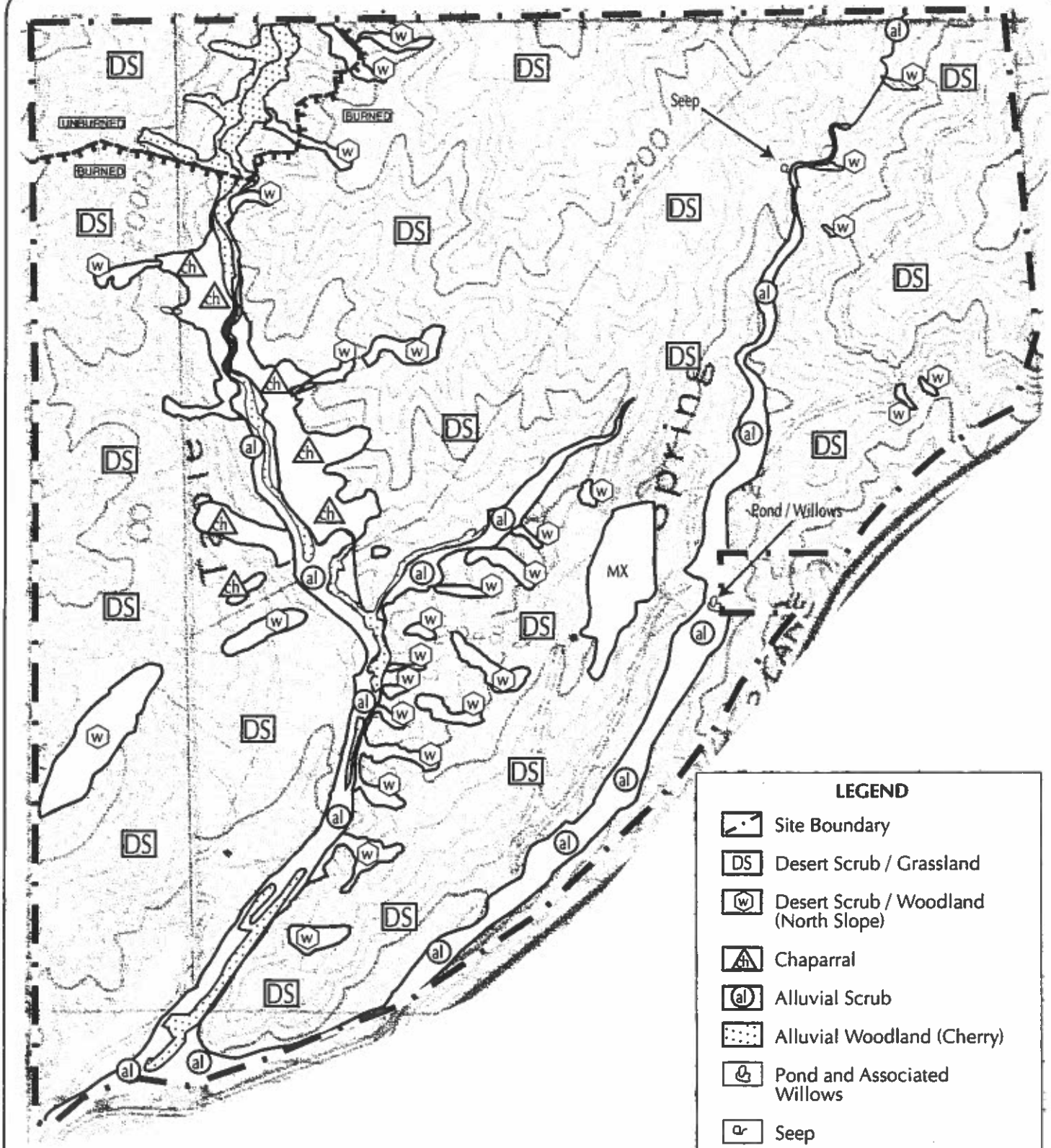
At the time of the surveys in May 1996 and May 1997, the wildlife assemblage on the site reflected the effects of the 1995 fire that removed most of the vegetative cover. Because the field surveys may not represent the natural condition when mature vegetation has developed, the following description of the animal communities is based upon field observations at the burned site, and incorporates information from other sites in the area that support vegetation similar to that which likely existed on the Spring Canyon site prior to the fire. This vegetation would likely be present again as a result of natural succession. Evidence of the beginning of recovery was apparent during field visits, and patches representing the unburned vegetation were present in the northeast quadrant of the site.

The Spring Canyon site is located within an area that forms the transition from desert habitats to the east and coastal habitats to the south and west. Consequently, the wildlife species present may be a mix of coastal and desert species, which do not normally occur together. This is especially true of reptiles and birds as shown in Appendix G. The transitional condition means that the number of species may be higher than would be expected in either coastal or desert areas alone.

The drainages on the site do not support perennial water flows, although there is a man-made ponded location along Spring Creek where water persists well after seasonal flows have ceased. It is likely that flowing water is only present during or immediately following rain events, and that the ponded area contains water at least through June. Consequently, it is unlikely that the site can support any fish species, and only a few other species that are associated with aquatic environments. However, the presence of several sensitive fish species downstream of the site in the Santa Clara River means that the quality and quantity of intermittent flows from the Spring Canyon project site have regional importance.

The lack of perennial water, save for the small seep and the ponded area in Spring Canyon, means that the amphibian fauna may be limited. Many of these species require perennial or nearly permanent water sources to complete their breeding cycle each year. Others are able to survive in moist burrows, leaf litter, under rocks or debris, or to use ephemeral water sources and hibernate during dry periods. The only amphibian species observed during site surveys were California toad (*Bufo boreas halophilus*) and Pacific chorus frog (*Pseudacris regilla*) which were identified in the temporary pond. Despite the scant observations, the site is likely to support a few other amphibians, as listed in Appendix G.

Figure 4.6-1



LEGEND

- Site Boundary
- DS — Desert Scrub / Grassland
- w — Desert Scrub / Woodland (North Slope)
- ch — Chaparral
- al — Alluvial Scrub
- Alluvial Woodland (Cherry)
- Pond and Associated Willows
- Seep
- MX — Disturbed (Motorcross Track)
- Limits of Fire 1995

LOCAL VEGETATION MAP

Not to scale

Source: Envicom Corporation

LDC

VESTING TENTATIVE TRACT MAP NO. 48086

In comparison to the amphibian community, the reptile community is likely to be diverse due to the dry conditions and habitats on the site. Reptiles occupy a wide variety of physical conditions and are generally not restricted to moist habitats. The reptile community is also likely to include a number of desert species mixed in with the coastal ones. Although the only reptile species observed were Great Basin fence lizard (*Sceloporus occidentalis longipes*) and California side-blotched lizard (*Uta stansburiana hesperis*), many others are expected given observations from similar sites nearby. Typical desert reptiles on the Spring Canyon site may include desert banded gecko (*Coleonyx v. variegatus*), common night lizard (*Xantusia v. vigilis*), California lyre snake (*Trimorphodon biscutatus vandenburghi*), glossy snake (*Arizona elegans*), and night snake (*Hypsiglena torquata*). Coastal species expected to be common on the site include western skink (*Cnemidophorus tigris multiscutatus*), silvery legless lizard (*Aniella p. pulchra*), chaparral whipsnake (*Masticophis l. lateralis*), western yellow-bellied racer (*Coluber constrictor mormon*), and southern Pacific rattlesnake (*Crotalus viridis helleri*).

The fire in 1995 removed much of the cover required by birds for nesting, feeding, escape from predators, and as refuge from the elements. Despite this, research indicates that in the first years after a fire, a bird community may support only a few less species, although the species present may be different than those in mature, unburned habitat of the same type (e.g., Moriarty *et al.*, 1985; Stanton 1986). During site surveys, 22 bird species were observed. Notable among the species observed *nesting* on the site were red-tailed hawk[3], western kingbird, loggerhead shrike, Bullock's oriole, and rufous-crowned sparrow. A few species were observed that were most likely visitors or transients in migration, including turkey vulture, yellow warbler, western tanager, and Lawrence's goldfinch. Many other species are expected to be present on the site as shown in Appendix G.

Many mammal species can escape fire by entering burrows or by running away. Consequently, the mammal community may change little after a fire although the number of individuals may be reduced. Some species may thrive after a fire when the herbaceous growth provides ample forage and the increase in annuals provides extra seed for rodents.

As indicated earlier, the Spring Canyon site is in the transition zone from desert to coastal habitats and supports mammal species from both regions.

[3] Scientific names are not given for bird species because the common names are standardized. Scientific names are provided in Appendix G.

During site surveys, six mammal species were observed either directly or from their sign (tracks, scat, burrows, dusting areas, etc.). The other species identified from the site include California ground squirrel (*Spermophilus beecheyi*), Botta's pocket gopher (*Thomomys bottae*), Pacific kangaroo rat (*Dipodomys agilis perplexus*), raccoon (*Procyon lotor*), domestic dog (*Canis familiaris*), coyote (*Canis latrans ochropus*), bobcat (*Felis rufus*), and mule deer (*Odocoileus hemionus*). In addition, digging marks thought to be those of an American badger (*Taxidea taxus*) were noted at a California ground squirrel colony during one of the Spring 1996, or 1997 surveys[4]. The ponded area along Spring Creek appears to be a site of concentrated activity, as noted from the density of mammal tracks on the pond's margin. Numerous other mammals are expected to be present on the site, but were not observed because they are either nocturnal or secretive. These are listed in Appendix G.

Sensitive Biological Resources

Sensitive biological resources include any plant, animal, or community that falls into one or more of the following categories:

- State and/or Federally-listed Endangered, Threatened, or Rare plant or animal species.
- State or Federal Candidates for listing.
- California Species of Special Concern.
- Special Plants and Special Animals of California (CDFG 1994 and CDFG 1997).
- Plant species included in "The Inventory of Rare and Endangered Vascular Plants of California" (Skinner and Pavlik 1994).
- Declining or uncommon species as recognized by regional biologists familiar with the distributions and population trends of plants and animals.

The following analysis of sensitive biological resources includes a review of the California Natural Diversity Data Base (CNDDB) Rarefind report (CDFG 1996) for the Mint Canyon and Agua Dulce quadrangles. The CNDDB information was supplemented with examination of published accounts of sensitive plants and animals (see Appendix G for a list). The plant and animal species noted from field investigations were cross-

[4] Envicom's report does not detail the specific date or location of the excavation.

referenced with lists of sensitive plants and wildlife (CDFG 1994; CDFG 1996) to determine if any of the species observed or potentially present on the Spring Canyon site are considered sensitive.

Plant Species

One sensitive plant species, namely slender mariposa lily (*Calochortus clavatus* ssp. *gracilis*) is present at one confirmed location on the project site. This species has been placed on the California Native Plant Society's "List 1B: Plants Rare, Threatened or Endangered in California" (Skinner and Pavlik 1994). All plants constituting List 1B meet the definitions of Section 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Fish and Game Code, and are eligible for state listing. They also must be considered during the preparation of environmental documents prepared in accordance with CEQA. Slender mariposa lily is very showy with large yellow flowers. It is known only from the San Gabriel Mountains and immediately adjoining mountains of Los Angeles County.

Peirson's morning-glory (*Calystegia peirsonii*) is very common throughout the site following the recent fire. This species is placed on CNPS' "List 4: Plants of Limited Distribution-A Watch List."

Several other sensitive species are known from the vicinity of the project site, and were considered potentially present prior to conducting field investigations. Individuals of beavertail (*Opuntia basilaris*) that were observed to be present on the site are not the sensitive, local-endemic short-jointed beavertail (*O. b.* var. *brachyclada*), but instead are of the widely-distributed, nominate variety. Slender-horned spineflower (*Dodecahema leptoceras*) is a federal and state-listed Endangered species of alluvial habitats in Los Angeles, Riverside and San Bernardino counties, which is known from Bee Canyon, located adjacent to the property (Bee Canyon DEIR, 1995). Searches in both washes in May and June, 1996 and again in May and June, 1997, did not reveal this species.

Wildlife Species

Table 4.6.2 lists the sensitive animal species observed or potentially occurring on the Spring Canyon site. Only three of those species listed were either directly observed or diagnostic sign was noted during Envicom's field investigations – loggerhead shrike (*Lanius ludovicianus*), southern California rufous-crowned sparrow (*Aimophila ruficeps*

canescens), and American badger (*Taxidea taxus*)[5]. Several more sensitive animal species are expected to be present on the site given their known ranges, habitat preferences, and regional observations. These animals are indicated with the designations "Likely" or "Moderate" in the table. The rest of the sensitive wildlife listed may occur on the Spring Canyon site, but only rarely, as transients, or as visitors from other more suitable habitat areas in the region. Three of the species listed have the designation "None," meaning that although these species have been reported from the region, there is no suitable habitat present on the Spring Canyon site to support them.

Since the American badger is considered a California Species of Special Concern, and diagnostic sign was noted during one of the early site surveys, a follow-up, focused survey of the site was conducted by an HDR senior wildlife biologist to determine if the badger still occupies or regularly uses the project site. A directed survey for sign of the American badger was deemed necessary due to the amount of time since the previous report, and because the previous report was unspecific as to the date (1996 or 1997) in which the sign was noted. The report was also unspecific about the location of the "possible badger sign" on the site. During the course of the directed study in December 1998, all likely badger habitats on the site were surveyed on foot. Three surveyors walked transects approximately 15 feet apart over the entire site. Only very steep slopes were excluded from the badger survey.

No badger sign was located on the site during the focused badger survey. Badger sign is very diagnostic, consisting of burrows and holes that are generally horizontally elliptic, or oval. The earth thrown out of the excavation frequently consists of large clods. The claw marks left by digging are frequently horizontal and found on the sides of the hole. No burrows or excavations of this type were observed on the site. Badgers usually do not occupy a home range, but move on from place to place as hunting opportunities are exhausted. If a badger had been present on the site several years earlier, the same badger would not still be present and no other signs were noted.

[5] No sign of the American Badger was found in the follow-up, focused badger survey that was conducted on-site 12/98.

TABLE 4.6.2

SENSITIVE ANIMAL SPECIES OBSERVED OR EXPECTED

V.T.T.M. 48086

Common Name *	*Status*	*Likelihood to Occur on the Site*
San Emigdio blue butterfly	F2	**Low** - host plant not observed on-site
Western spadefoot	CSC, F2	**Low** - only marginal habitat present
Arroyo toad	CSC, FE	**Low** - suitable habitat is lacking
California horned lizard	CSC, F2	**Likely** - suitable habitat present & reported nearby
Coastal western whiptail	F2	**Likely** - suitable habitat present & reported nearby
Silvery legless lizard	CSC, F2	**Likely** - suitable soils present & species known in region
Rosy boa	F2	**Mod.** - suitable habitat present but snake is uncommon
Coast patch-nosed snake	CSC, F2	**Likely** - suitable habitat present & reported nearby
San Diego mountain kingsnake	CSC, F2	**Low** - suitable habitat is absent
San Bernardino ringnecked snake	F2	**Likely** - suitable habitat present & reported nearby
Golden eagle	CP, CSC	**Low** - only as a visitor from nesting areas to the south
Swainson's hawk	CT	**Low** - only as a migrant
Cooper's hawk	CSC	**Low** - suitable habitat is lacking; only as a transient
Sharp-shinned hawk	CSC	**Low** - only in winter or as a migrant
Northern harrier	CSC	**Low** - only as a transient or winter visitor
White-tailed kite	CP	**Mod.** - several recent records from the region
Prairie falcon	CSC	**Mod.** - suitable foraging habitat known to nest in the region
Mountain quail	CSC, F3c	**Low** - mainly a visitor from higher elevations
Burrowing owl	CSC	**Low** - suitable habitat present, but much disturbance (dogs)
Long-eared owl	CSC	**Low** - reported nesting in region, habitat absent since the fire
Black swift	CSC	**Low** - only expected as a transient in migration
Vaux' swift	CSC	**Low** - only expected as a transient in migration
Loggerhead shrike	CSC, F2	**Observed**
So. CA rufous-crowned sparrow	CSC, F2	**Observed**
California leaf-nosed bat	CSC, F2	**Low** - likely only during nocturnal foraging or in migration
Pallid bat	CSC	**Low** - likely only during nocturnal foraging
Pale big-eared bat	CSC, F2	**Low** - likely only during nocturnal foraging
California mastiff bat	CSC, F2	**Low** - likely only during nocturnal foraging
San Diego black-tailed jackrabbit	CSC, F2	**Unknown** - may be the more common desert subspecies
Los Angeles pocket mouse	CSC, F2	**Low** - distribution is not well known
Southern grasshopper mouse	CSC, F2	**Mod.** - suitable habitat present & reported nearby
Ringtail	CP	**Low** – habitat not suitable, but may be after fire recovery
American badger	CSC	**Observed** - digging marks at ground squirrel colony in 1996. (No sign found in 1998 follow-up focused survey)

CE = California Endangered
CSC = Ca. Species of Special Concern
CT = California Threatened
FE = Federally Endangered
CP = California Fully Protected
F2 = Federal Candidate, Category 2[6]
F3c = Federal Candidate, Category 3c

[6] In 1996, U.S. Fish & Wildlife Service (F&WS) published a new Candidate list that eliminated the Category designations. The Candidates are retained here to indicate that the F&WS's changes in policy don't reflect that these species have recovered to the point where they would not be considered sensitive; rather, the F&WS sought to decrease the burden of maintaining candidate lists that require them to make rulings on endangerment. The former Category 2 species that are no longer recognized by the F&WS are still considered declining and sensitive by biologists familiar with their populations, and may therefore be considered sensitive per CEQA Section 15380.

The arroyo southwestern toad (*Bufo microscaphus californicus*) was listed as endangered January 17 1995. In the final rule (50 CFR 17, Dec. 16, 1994) the arroyo toad is described as being:

"Restricted to rivers that have shallow, gravelly pools adjacent to sandy terraces. Breeding occurs on large streams with persistent water from late March until mid-June (Sweet 1989). Eggs are deposited and larvae develop in shallow pools with minimal current and little or no emergent vegetation and with sand or pea gravel substrate overlain with flocculent silt. After metamorphosis juvenile toads remain on the bordering gravel bars until the pool no longer persists."

The project site is within the range of the arroyo southwestern toad. However, the riparian habitat on the Spring Canyon project site does not meet most of these criteria, especially the important persistence of surface water. The streams on the project site are ephemeral, having surface water only during and immediately following heavy rainfall. The short duration of the presence of surface waters on the site is not long enough for the maturation of toad tadpoles. There is also no opportunity for the formation of the algal/bacterial mat on which the larvae feed. In short, there is no appropriate habitat for the arroyo southwestern toad on the project site.

On June 8, 2000 the FWS designated critical habitat for the arroyo southwestern toad. Designated critical habitat includes the Santa Clara River on the opposite site of the 14 freeway from the project site. Prior to freeway development, the project site was likely within the upland foraging and non-breeding season habitat areas used by the arroyo toad, and may have provided breeding habitat in years of heavy rainfall. Since freeway development there have only been two potential access points to the site from the Santa Clara River. One is via a box culvert that connects south end of the site to the river valley and the other is via the Stonecrest Road underpass. The box culvert could allow access to the site for an occasional toad dispersing from the Santa Clara River. The other access point is less likely because dispersing toads would be required to cross two paved roads to access the site. If either access point was successfully used, a dispersing toad would find little appropriate habitat to support the toad during its upland residency. Upland living adult toads require dense chaparral or woodlands with thick leaf litter. These requirements are not present on the project site.

Given the conditions on the site and the minimal availability of access to the site from the Santa Clara River, it is concluded that there is very little

likelihood that the arroyo southwestern toad is present on the Spring Canyon project site.

Wildlife Movement

A focused study was conducted on-site in November 1998 to evaluate the condition of the project site as it pertains to wildlife movement corridors, both within the property boundaries and as a part of a larger system of natural habitat linkages in the region. Additionally, the expected impacts of the proposed project on these habitat linkages were evaluated and mitigation measures are proposed to alleviate these impacts. A discussion of the potential impacts and mitigation measures is presented later in this section.

The term "wildlife movement corridor" implies a continuous unidirectional movement of individual animals. While wildlife movement corridors may sometimes be utilized in this way, their two most important functions are the long-term dispersal of genetic material between population centers and the maintenance of balanced, viable populations. The term "habitat linkage" better characterizes this concept. A good description of habitat linkage is:

An undisturbed habitat parcel which connects two or more reserve parcels [generally public land holdings] with habitat suitable for movement of mobile terrestrial organisms between the reserve parcels. These linkages must be conceived as large 'planes' of habitat rather than as narrow travel routes, which offer the greatest possible potential of facilitating short- and long-term wildlife movement between parcels. The habitat linkages serve to both permit movement between isolated populations and maintain an integrated, functioning landscape-wide ecosystem. (Lieberstein, 1991)

In general, a habitat linkage is a strip of land connecting two or more larger land areas which is free of barriers that would seriously curtail or prevent wildlife passage. The value of a habitat linkage depends upon width, habitat type and structure, the nature of surrounding habitat, human use patterns, and other factors. Typically, a habitat linkage provides refuge and ease of movement, and often follows ridgelines or drainages.

Habitat Linkages as Wildlife Pathways

Several factors contribute to the usefulness of a habitat linkage as a wildlife pathway. Most important is vegetative cover, which allows wildlife to remain hidden while moving; being able to hide is critical for an animal's feeling of comfort, especially for prey species. Another factor

is a natural substrate on which to walk; most animals prefer a familiar surface and one that provides traction if they need to make a hurried escape. The presence of varied terrain features such as streamcourses and ridgelines provides suitable habitats for a larger number of species. Food and water availability are also important factors to a habitat linkage. In Southern California, water is often the goal toward which wildlife moves, and preserving the ability of wildlife to reach water is an important part of maintaining the integrity of a natural area.

When a habitat linkage is thought of in linear terms, or as a corridor, width is often the most important factor in determining its value. *A wider corridor has a better chance of being used by a larger number of species; therefore, the guiding principal is the wider, the better (Noss, 1987).*

There are varied opinions on the desired width of corridors (see Appendix G for more detail) . Statements or rules regarding the required width of an effective habitat linkage are hard to support because little scientific study has been done to substantiate any minimum effective width. One reason little study has been done is that determination of the long-term effects of relative levels of genetic isolation would require a study lasting for many generations of the species in question and would involve many areas of similar habitat with dissimilar habitat linkages.

Maintaining Wildlife Pathways

Rather than subscribing to "rules" such as the minimum width of an effective corridor, several habitat principles alluded to earlier should be followed to maintain wildlife pathways.

The most important principle is to include as wide an array of habitat and terrain types as possible. Habitat and terrain a listed together because they so frequently coincide; e.g., riparian habitat is found in canyon bottoms and oak woodlands are frequently found on north-facing slopes. Vegetionally intact ridges and canyon bottoms are the most important topographic features to include, as they are the most frequently used natural wildlife pathways.

The habitat types included in the linkage should be contiguous with the same habitats on the reserve parcels. This will allow wildlife to move into the linkage without crossing unfamiliar habitats.

"Riparian areas are the most significant components of a viable habitat linkage" (Manion 1989). Almost all wildlife utilizing a habitat linkage will require water.

"For maximum ecological benefit, habitat linkages should be composed of an entire watershed" (Manion, 1989). An entire watershed is likely to contain the greatest selection of the components discussed previously.

Survey on Foot

The entire site was surveyed on foot over two days in November 1998 for wildlife sign, including tracks, scat, burrows, evidence of browsing, remains, and direct observation. Some sign is diagnostic as to species and other sign may be attributed only to a particular group of animals. Many mammal and bird tracks are diagnostic. Most larger and medium-sized mammals have diagnostic scat. Many burrows indicate the genus or species by which they were prepared. Conversely, with many small rodents, the tracks and burrows indicate that they were created by a mouse, but do not indicate which mouse species. The survey concentrated on the canyon bottoms, dirt roads, and ridgelines, as these areas are the most common wildlife pathways.

Night Track Study

In order to obtain a "snapshot" view of the use of the two available passages under the freeway, a one-night track study was conducted (11/98). This study involved placing a layer of fine sand across Stonecrest Road (previously called Spring Canyon Road and still designated as such on most maps) and at both ends of the box culvert that traverses the freeway at the southern terminus of Tapie Canyon. The effectiveness of this study was likely limited by all-night construction activities on the freeway adjacent to the site. The construction activity involved the use of bright lights that illuminated the area near the freeway and was also very noisy. A subsequent night track study was conducted on June 4-5, 1999. On the night of the study there was no construction activity on the freeway. There were heavy rains early in the night, making the site perfect for animal tracking. Several vehicles entered the site during the night, just as during the previous study. Numerous small rodents left tracks throughout the site. The coyote and bobcat were the only large or mid-sized animals to leave tracks on the site. On the night of June 4-5, no animals left sign on either of the routes that traverse the freeway.

Spotlighting Study

To observe wildlife that might be utilizing the site but not traversing the usual game trails, a spotlighting study was also conducted (11/98). About two hours after dark and about two hours before dawn, the site roads were driven and the steep slopes and hillsides were illuminated with a one-

million-candlepower spotlight. Most larger mammals will look at the light source and their eyes will reflect the light. These "eye-shines" are easily spotted from a great distance and allow for easier location and identification of the animals observed.

In general, the 548-acre site consists of Spring and Tapie Canyons and the ridges that divide and surround them. Tapie Canyon has unrestricted public access and has been heavily impacted by public use. In the more than 100 hours spent on the site by the investigator (HDR) over the past eight years, off-road vehicles, target shooters, and hunters have been frequently observed. The steep north-facing slopes of Tapie Canyon once supported a dense stand of scrub oaks that have been severely damaged by wildfire. Some of the oaks are recovering, but their present value to wildlife does not approach pre-fire conditions. Tapie Canyon also supports a number of large holly-leafed cherry trees. These large trees are the principal component of the mainland cherry forest, a habitat considered sensitive by the CDFG. The density of the onsite holly-leafed cherry trees is not great enough to classify the habitat as a forest, but the trees provide a valuable autumn food source for wildlife. Spring Canyon is more valuable for wildlife at the present time, for several reasons. First, access to it is blocked by a locked gate, and second, it shows far less impact from human activities. In addition, Spring Canyon contains a small pond that retains surface water for much of the year.

Wildlife Observed

The site is occupied by most of the wildlife expected to occur in the region. Small mammals are abundant, with mouse and kangaroo-rat sign almost ubiquitous on the site. Several woodrat nests were also observed in brushy areas. Fox, coyote, and bobcat sign was also common, especially in the creek beds. Coyote sign was also common on the ridge tops.

One species notably absent from the site during the November 1998 study is the mule deer. Although mule deer sign is very common in the region, none was observed on the site. Another normally common species in the area, the cottontail, is also rare on the site. Very little rabbit sign was observed on the site and only two individual rabbits were observed at night with the spotlight. The lack of mule deer and rabbit on the site is probably due to the shooting, hunting, and off-road vehicle activity that occurs on the site on an almost daily basis.

Passages Traversing the Freeway

At the present time, there are two available avenues of travel from the site to the Santa Clara River and Angeles National Forest on the other side of the 14 Freeway. One is through a drainage culvert located at the convergence of Tapie and Spring Canyons that passes under the length of existing Valley Canyon Road. This culvert consists of three concrete boxes, each about 5 feet square that outlet to open area about 20 feet in length before the freeway culvert begins. The freeway culvert is an arched corrugated metal pipe about ten feet in height and approximately 140 feet in length. The size of the culverts makes it likely that it is used by small and mid-size mammals, such as rodents, rabbits, fox, bobcat, and coyote. Though the corrugated metal bottom of the culvert does not retain evidence of wildlife passage and on the night of the survey, no wildlife actually traversed this culvert, evidence around the freeway culvert-ends indicates regular use by small mammals. In general, large and mid-sized wildlife prefer less confined spaces. However, when few other options are available passages such as this are often used. Two characteristics of this passage reduce its present value as a wildlife passage. The first is the unnatural corrugated bottom, and the second is the lack of cover around the entrances, especially on the south. However, the culvert is large and straight enough that both ends are visible at all times, which is a plus for wildlife passage.

The other passage from the site to the other side of the freeway is via Stonecrest Road. This passage currently consists of a poorly maintained asphalt road with bridge support columns and steep dirt banks on either side. Stonecrest Road traverses the freeway at a point about 900 feet upstream from the culvert. The road is also located about 32 feet above the canyon bottom; to use this road, wildlife must approach the underpass via a dirt road from the east or the existing paved road from the west. Wildlife may also climb directly up the side of the canyon, but this is the least likely approach. During the night of the track study, the only wildlife to use Stonecrest road was a coyote. At least three vehicles also crossed the sand on Stonecrest and traversed the bridge over the culvert during the night.

From the focused study, it can be concluded that, in its present condition, the site is a valuable part of the natural habitat in the vicinity. This undeveloped parcel, although adjacent to developed lands and the 14 Freeway along much of its border, is large enough to support a wide variety of wildlife species. Many large mammals and birds with home ranges that are larger than the site or that do not coincide with site

boundaries also utilize the site as part of their range. The Spring Canyon site supports two types of wildlife corridors: relatively small short-term corridors that begin and end within the project site or its immediate vicinity, and longer corridors that are a part of the region's long-term habitat linkages. (See Appendix G for a detailed discussion of types of habitat linkages).

The short-term corridors on-site are identified by well-defined game trails and roads, many of which are also used by hikers, bikers, and riders of motorized off-road vehicles. Smaller game trails are ubiquitous on the site.

As a part of a long-term habitat linkage, the site is used by wildlife to gain access to the only two passages (Stonecrest Road and the culvert) across the 14 Freeway present for miles in either direction. Passage across the freeway is important for two principal reasons: both the Santa Clara River and the Angeles National Forest are located on the other side of the freeway. During much of the year, the Santa Clara River supplies the only available natural water source, and the Angeles National Forest is the largest open space preserve in the region. These two passages form the link, and an existing choke point, between the open space to the north and the Santa Clara River and Angeles National Forest to the south. **Figure 4.6-2** (Page 4.6-24) illustrates the local and regional habitat linkages as they pertain to the project site.

Much of the surrounding area is developed, especially to the west. While there is considerable open space to the northeast, available connections across the freeway to the Angeles National Forest are few and far between. This area contains the only remaining open space parcels that currently function, and could continue to function, as a viable habitat linkage.

The on-site habitat is relatively heterogeneous, containing established examples of most of the region's natural habitats. These habitats include scrub oak woodland, mainland cherry, grassland, and ephemeral streamcourses. The man-made pond in Spring Canyon contains water most of the year and is a valuable resource for local wildlife.

With the exception of mule deer and rabbits, wildlife utilization of the site is already high, indicating the presence of good habitat and high comfort levels. The presence of two of the region's top predators, the bobcat and coyote, on-site, and the reported presence of mountain lions nearby indicate that the site, and undeveloped land in the immediate vicinity, does provide basically unrestricted wildlife use.

Thresholds of Significance

Appendix K of the *CEQA Guidelines* indicates the a project would normally have a significant impact if it would:

- Substantially affect a rare, threatened, or endangered species of plant or animal or the habitat of such species;
- Interfere with the movement of any migratory or resident fish or wildlife species;
- Substantially diminish habitat for fish, wildlife, and plants, and;
- Conflict with the adopted environmental plans and goals of the community where it is located.

In addition, Section 15380(d) of the CEQA guidelines states that a species not identified as "Endangered" or "Threatened" under the federal or state Endangered Species acts can nevertheless be considered to be rare or endangered if the species can be shown to meet the following definitions: (1) "endangered" when its survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, disease, or other factors; (2) "rare" when although not presently faced with extinction, the species exists in such small numbers that it may become endangered if its environment worsens; or (3) the species is likely to become endangered within the foreseeable future and may be considered "Threatened" as that term is used in the Federal Endangered Species Act.

Project Impacts

As proposed, the project calls for a 542 unit residential development situated in and around Tapie Canyon, as well as on the ridge separating Tapie and Spring Canyons. Of the 548.1 acre site, approximately 279.4 acres will be preserved as open space that is useful to wildlife. The preserved open space includes most of Spring Canyon and the northern portion of the site, including northern Tapie Canyon and the ridge between Spring and Tapie canyons.

The impacts are separated herein into *direct* and *indirect* effects. Direct impacts are those that would occur at the same time and same place as the proposed action. Indirect impacts are those that could occur at a later time and outside of the project footprint, but still as a result of the proposed actions.

Direct

Loss of Vegetation

Of the existing 548.1 acres within the Spring Canyon site, the project grading[7] footprint would develop ±242.1 acres (44%). The remaining 306 acres (56%) is identified on the site plan as non-dedicated open space, unimproved natural park area, and natural areas that will be deed restricted on individual lots. Anticipated fuel modification for fire protection could affect another 24.4± acres of the open space (thinning of existing vegetation could extend for up to 200 feet from residences), for a total of grading and fuel modification impacts of approximately 265.5 acres, as shown below.

Although the habitats are not fully recovered from the 1995 fire, it can be assumed that the area would return to a natural condition in the absence of further disturbance. The acreage of habitat loss is based upon this assumption.

TABLE 4.6.3

Summary of Project Impacts
V.T.T.M. 48086

Vegetation Type	Total Acres/Type	Acres Impacted	Percent of Total Acres	Acres Not Impacted
Coastal Sage/Desert Scrub/Grassland	453.5	206.8	46	246.7
Coastal Sage/Desert Scrub/Woodland	20.5	14.2	69	6.3
Chaparral	14.7	3.8	26	10.9
Alluvial Scrub	38.8	27.6	71	11.2
Alluvial Woodland	13.6	6.3	46	7.3
Pond with Willows	0.1	0	0	0.1
Scrub Oak Trees	4 trees	4 trees	100	0
Disturbed Areas (MX track)	6.9	6.9	100	0
Total	**548.1**	**265.6**	**48**	**282.5**

Source: Envicom & HDR

[7] Use of the actual grading footprint of the project instead of adding the entire lot areas (which will not all be graded), street square footage, and park areas (which will be passive in nature and only a small portion graded) gives a different impact number than the general 270-acre number that is used to describe the overall amount of acres included in the "project", excluding the open-space lots..

With the exception of cherry woodland and alluvial scrub, the habitat types on the site are relatively abundant in the region (see *Sensitive Biological Resources* below for a discussion of impacts on cherry woodland and alluvial scrub). However, despite the abundance of similar habitats elsewhere in the region and the preservation of 306.0 acres of open space on the site, the loss of 242.1 acres of natural open space would be individually significant as it would reduce the amount of habitat on-site.

Oak Trees

Due to the 1995 wildfire, only several small stands of scrub oak trees survived north of the gasline easement, and on the south ridge of Spring Canyon. These trees are well outside the 200-foot area of project grading and construction. Only four (4) scrub oaks large enough to require reporting and permitting under the County ordinance survived the fire unscathed. These are trees #49, #246, #251, and #252. All four of these scrub oaks would require removal under the proposed project design.

Wildlife

Habitat Loss

The proposed project would result in the loss of 242.1 acres of habitat for wildlife. The habitat types to be affected are found off-site as well as in the proposed open space areas. However, the existence of similar habitats off-site does not provide any mitigating value for this project. Also, despite the preservation of 306.0 acres of habitat onsite, there would still be a net loss of wildlife habitat. Impacts to wildlife as a result of habitat loss would be significant.

Direct Mortality

Preparation of the site for construction would involve grading over the entire 242.1 acres of habitat, and subsequently covering these areas with structures or landscaping. Site preparation results in the immediate mortality of small or slow-moving animals, especially those inhabiting burrows. Although the animal numbers cannot be precisely predicted without site-specific measurements, the number of individuals per acre of some common species can be inferred from information about their home ranges or densities from other sources. Average densities and estimated numbers of individuals for a few common species observed or likely to be on the site are included in Appendix G. The number of individuals that would be killed is likely to be larger than one would expect from casual inspection.

The potential mortality of a large number of small animals has several consequences: (1) a reduction in the prey base for larger predators; (2) increased pressure on surviving populations to absorb individuals that seek to escape mortality; (3) decline in genetic diversity; and (4) reduction in individuals available to recolonize areas following disturbance (such as fire). This would be a significant impact to wildlife because (1) through (4) represent a diminishment in wildlife habitat due to degradation of ecological function.

Habitat Fragmentation

Within the site boundaries, habitats would become fragmented. This is especially true of Open Space Lot 550, which would be completely surrounded by development. Open Space Lots 547 and 548 would be partially separated from each other by the "finger" of residences extending northward, but would remain connected by over 700 feet of undeveloped open space between the last proposed pad and the project site's northerly border. In addition, there is no development beyond the northerly border of the site which would inhibit wildlife movement between the large areas of open space from northerly and northeasterly locations. While Open Space Lots 547 and 548 may be large enough to support many wildlife species, it is unlikely that large predators with very large home could persist on-site in the proposed ±279 acres of open space. However, they may continue to use the open space areas on-site as a part of their home range.

The on-site reduction of open space would reduce the suitability of the remaining habitats for many species that require large home-ranges. It would also reduce the ability of animals to recolonize these areas in the face of natural disturbances, such as fire.

Sensitive Biological Resources

Sensitive Habitats

Alluvial scrub and woodland habitats are considered sensitive by state and federal trustee agencies. The loss of approximately 27.6 acres (71%) of the total on-site alluvial scrub, and the loss of approximately 6.3 acres 46% of the total on-site alluvial woodland habitat would be considered a significant impact.

Sensitive Plant Species

The known population of slender mariposa lily (*Calochortus clavatus gracilis*) would be directly impacted by project implementation. Since this

species is on the California Native Plant Society's "List 1B: Plants Rare, Threatened or Endangered in California" and is therefore eligible for state listing as Threatened or Endangered, this impact would be considered significant.

Sensitive Animal Species

As shown in **Table 4.6.1**, the sensitive animal species observed or most likely to be present on the site include: California horned lizard, silvery legless lizard, coast patch-nosed snake, San Bernardino ringneck snake, loggerhead shrike, southern California rufous-crowned sparrow, and possibly, an American badger. However, badgers usually do not occupy a home range, but move on from place to place as hunting opportunities are exhausted. If a badger had been present on the site several years earlier, the same badger would not still be present and no other signs were noted during the focused badger survey in December 1998. Some populations will be preserved in the proposed open space lots 546, 547, and 548. Most sensitive animal species will be reduced in number by the proposed development due to loss of habitat, direct mortality, or the indirect effects described below. Despite the preservation of large open space areas, 49% of the site, there would still be a loss of habitat for sensitive animal species. Therefore, impacts to sensitive animals would be significant.

Wildlife Movement

Upon project completion, some wildlife species may return to the remaining natural habitat on the site. The species most likely to begin using the site again after construction is complete are those most tolerant of human presence, such as the northern mockingbird, house finch, other common bird species, and the coyote. The coyote is known for its ability to use the suburban environment to its advantage, preying on pets and foraging on garbage and pet food.

Though not a part of the target species group, many small mammal species would also have decreased site utilization because of project implementation. Those species that have territories small enough to fit within the proposed native vegetation areas may recolonize these areas if they are close enough to natural source populations. However, for those species unwilling or unable to cross large areas of open space with no cover (roads and landscaping), the site's value as a habitat linkage would be seriously diminished or eliminated. This impact is important but not significant.

Development of the site as planned would eliminate the available linkage via the culvert. The on-site culvert mouth would be surrounded by development and would not be used by any but the most tolerant wildlife species, such as raccoon and opossum. The loss of the scrub oaks and holly-leafed cherry in lower Tapie Canyon will be significant for local wildlife. The preservation of upper Tapie Canyon and most of Spring Canyon provides for the retention of most of the unburned habitat on the site.

The retention of most of Spring Canyon as open space would retain some of the best habitat on-site. The preservation of Spring Canyon provides good habitat for both resident and dispersing wildlife. Because the underpass at Stonecrest Road will be the only remaining cross-freeway access and will continue to be a significant choke-point, the configuration of the road and underpass will be critical to facilitating wildlife movement. The underpass at Stoncrest Road is presently a significant choke-point and its importance will be magnified with the elimination of the culvert. While the reconstruction (i.e., road widening to existing pillars, addition of a raised 5' sidewalk, and a separate 8'-wide, raised equestrian/wildlife trail) of site access at Stonecrest Road has been designed in an attempt to reduce the significance of the project's overall impact on the regional wildlife movement corridor, wildlife movement may be significantly inhibited.

Relevant Santa Monica Mountains Study

Soule, in his study of habitat linkages in the Santa Monica Mountains, (an area similar in connectivity, size, and species diversity to the Sierra Pelona) determined that not enough habitat remains in the Santa Monica Mountains to support many of the of the target species. Habitat linkages to the nearby Simi Hills, Santa Susana Mountains, and beyond are required to increase the effective habitat area enough to support these species. These larger areas provide not only an infusion of genetic material, but also provide a source for recruitment of individual animals into the Santa Monica Mountains when populations get too low, and a dispersion area when populations get too high.

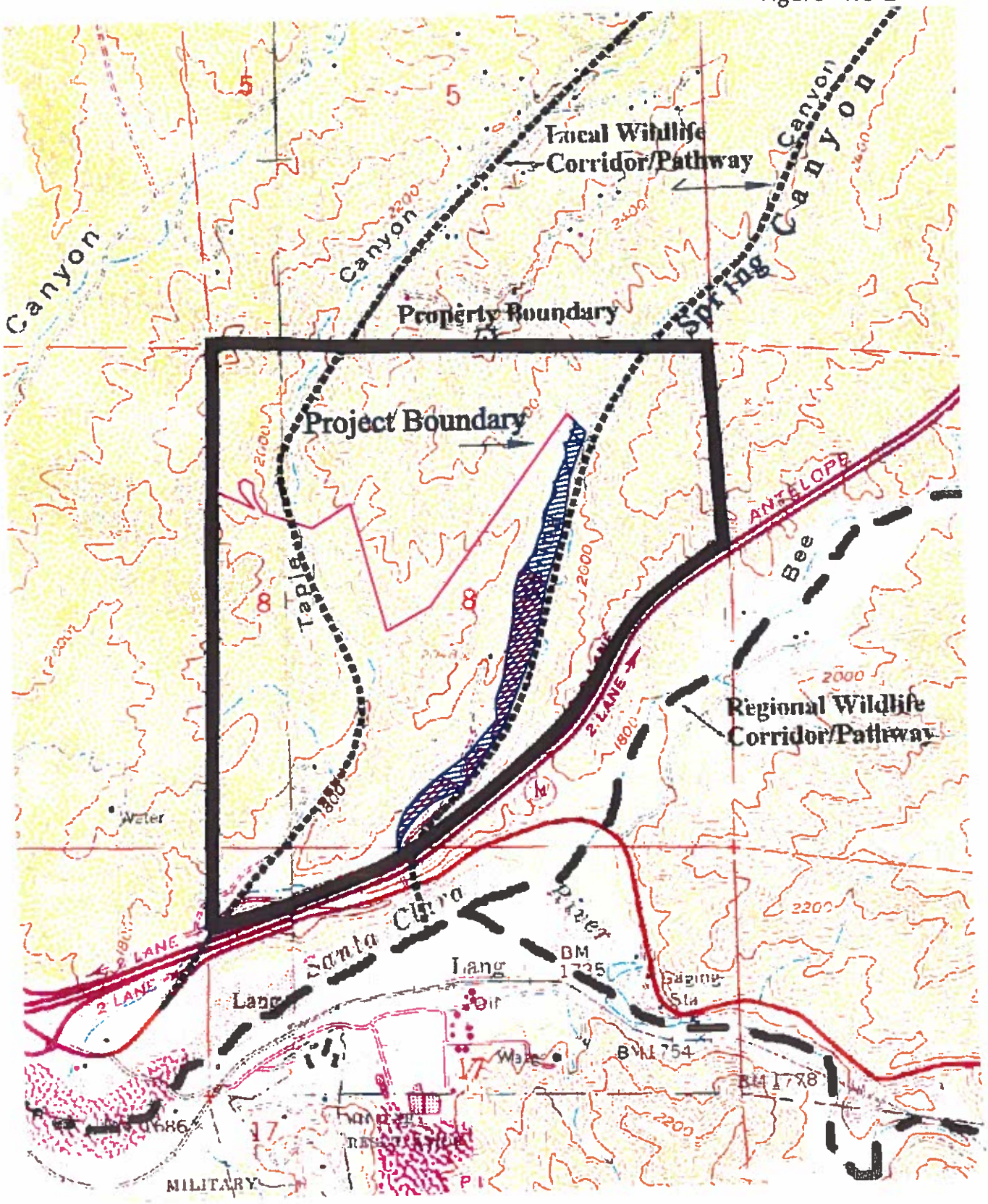
Assuming the validity of Soule's calculations, there is a gradient along which various species can be placed according to their ability to survive in smaller and smaller habitat areas, and to the degree of connectedness with similar habitat areas required for the viability of the species within the region.

For example, the mountain lion cannot continue to exist in the Santa Monica Mountains without substantial habitat linkages with the larger

natural open space areas to the north. On the other end of the spectrum, the white-footed field mouse could probably survive indefinitely within the larger state park areas. Between these two extremes there are many species that require varying expanses of natural habitat, and varying degrees of connectedness between the existing reserve areas, to survive in the region. There are undoubtedly some species that require no additional reserve areas to survive, while others are poised at the threshold of their ability to survive in the region.

By this logic, the elimination of both connections located on the Spring Canyon site would have the effect of eliminating some species from the region. This would result in a finding of significance under any definition. However, the connections present on the site are far less than ideal, and the implementation of the proposed mitigation measures will result in regional connectivity that is as valuable than as that currently present.

Figure 4.6-2



Slope Reconstruction Area

Deed Restricted Area

WILDLIFE CORRIDORS IN THE PROJECT VICINITY

Scale: 1" = 2,000'

Source: HDR Engineering

VESTING TENTATIVE TRACT MAP NO. 48086

LDC

Project Implications Other Than Genetic Transfer

Genetic transfer is not the only reason habitat linkages are important to the maintenance of wildlife populations. The movement of animals on an individual basis, regardless of their genetic code, also has three important functions: (1) the maintenance of normal sex ratios in populations, (2) the maintenance of viable age class structures in populations, and (3) recruitment of individuals into areas where the populations have been eliminated or reduced to below optimal levels.

The significance of the habitat linkage represented by the Spring Canyon site is debatable. The geographic situation seems to indicate that the connections on this site must be important. The evidence acquired by two "snapshot" level surveys indicate that the passages are used regularly by common wildlife species. The loss of habitat linkages for these species is not considered significant. However, the use of the passages by common species also indicates likely use by uncommon species that are less likely to be observed during at brief study.

CEQA identifies The California Department of Fish and Game as the source of authority for resolution of conflicts affecting fish and game within the state. Another option for resolution of the apparent debate is to conduct exhaustive studies of the site and its usage by wildlife and of wildlife utilization of the surrounding areas. Investigation into the local population structures of the species that include the Spring Canyon site and/or its surroundings in their range would help to establish whether these populations require linkages to other areas.

In an ideal situation, the habitat linkage preserved on the project site would adhere to the ideal principles for width, vegetative cover, etc. (see Appendix G for a full discussion on these principles). However, the connections on the site at the present time do not meet these ideal conditions. In order to develop a project plan that has a less-than-significant impact, the present level of connection between the site and the open space to the south must be maintained or improved. This connection could be maintained by designing a project that has no impact on either connection or by improving the connection. Improving one connection enough to offset the impact on the other connection is also a viable option.

The most critical component of the wildlife corridor that will remain following site development is the passage under the freeway at Stonecrest Road. Another critical component is maintaining or improving the habitat in Spring Canyon. Detailed information on the project's proposed designs

for improvement of the Stonecrest Road "corridor" (i.e., provision of an alternative walkway for wildlife off of the road) and other mitigation strategies are provided in the mitigation section of this report.

Conclusions Regarding Wildlife Movement

In its present condition, the site is a valuable part of the natural habitat in the vicinity. The Spring Canyon site supports two types of wildlife corridors, relatively small short-term corridors that begin and end within the project site or its immediate vicinity, and longer corridors that are a part of the region's long-term habitat linkages.

The proposed project could result in a significant decrease in the value of the site as a habitat linkage between the Sierra Pelona foothills and the Santa Clara River and Angeles National Forest.

However, implementation of the proposed mitigation measures would reduce impacts to the linkage at the Stonecrest Road underpass and in the overall habitat value of the remaining open space, especially in Spring Canyon. While the successful implementation of these measures could result in the reduction of project impacts on regional habitat linkages, it is likely that the project's impacts would not be reduced to a level that is less than significant.

Indirect Impacts

Human Encroachment

At the interface between urbanization and the natural environment, the effects of human intrusions into natural open space become pronounced. Among these indirect effects are: increased fire frequency; predation, capture and harassment of native animals; removal of native plants; increased erosion from trails, especially those associated with off-road vehicles; littering; dumping of hazardous materials; disturbance of the normal patterns of animal activity; and several others. Residential development on-site could lead to the introduction of cats and dogs into adjacent open space lots. These non-native predators often enter natural areas adjacent to development, where they prey upon small animals.

While these effects may seem inconsequential or passive in comparison to the direct effects of the proposed project, the impacts of human encroachment into adjacent open space can have the effect of extending the loss of habitat for plants and animals beyond the limits of the project footprint. Also, it only takes a few such encroachments before the effects

are manifested (e.g. fire). Consequently, the indirect impacts from human encroachment into adjacent natural areas would be a significant impact.

Introduction of Invasive, Non-native Plants

The potential for introduction of invasive, exotic plant species will increase with the establishment of a residential community on the project site. This indirect effect would constitute a significant impact as it could mean the loss of habitat for native plants and the wildlife that depend upon them.

Increased Runoff and Pollutants

The project would add a considerable area of impermeable surface, thus increasing runoff directly into natural drainage courses (or retention basins). The water running off from development areas often carries pesticides, oil, grease, and other pollutants that can enter natural watercourses. These effects are most likely at the early stages of development, and late in the life of the project when pollutants have accumulated over time. The contamination of water courses, especially as the site drains into the Santa Clara River which supports several sensitive species, would be a significant indirect effect of the project.

Cumulative Impacts

For biological resources, the cumulative impacts are generally analyzed in terms of the regional loss of habitat for plants and wildlife, and the potential for adjacent projects combined with the proposed project to interfere with wildlife movement. Of primary concern are larger projects that fragment existing open space, while the combined effects of several small projects in an area can have a similar effect. For the Santa Clara River basin, the pattern of ownership has led to a patchwork of developments and open space which may not be the best configuration for preserving biological diversity.

In reviewing the cumulative projects list, there are several proposed, and pending projects consisting of numerous dwellings that would be developed in the general region. These projects are likely to have individually significant impacts to biological resources, and combined will contribute to the loss of habitat in the Sierra Pelona and Santa Clara River basin. The loss of habitat in the region, including the proposed Spring Canyon project, would have a significant cumulative impact on biological resources.

For wildlife movement, it is difficult to pinpoint where habitat linkages for wildlife might be restricted or severed by cumulative projects. It can be surmised that the fragmentation of remaining open space will interfere with the movement of large animals. It has been concluded that the proposed Spring Canyon project would have significant impacts to wildlife movement if not strictly mitigated. Therefore, other projects in the region are likely to have similar effects if not mitigated, and there would be a significant cumulative impacts to wildlife movement.

Mitigation Measures

Implementation of all of the following mitigation measures will reduce the impacts anticipated from project development, but not to a level that is less than significant. Some of the mitigation measures are standard (S) and others are project specific (PS).

- (PS) Open Space Lot Nos. 547 and 548 shall be deed restricted from future development, and managed as natural reserves for the life of the project. (The applicant is currently researching the possibility of deeding the open spaces to a conservation agency for management.)

- (PS) The applicant shall develop an Open Space Management Plan for the maintenance of open space areas in perpetuity. The management plan shall be prepared by a qualified biologist, reviewed and approved by the Department of Regional Planning prior to issuance of grading permits. The plan shall be incorporated into the CC & R's for the tract and shall contain at least the following elements:
  - Goals and Objectives
  - Permitted and Prohibited Uses
  - Biological Monitoring Protocols and Reports
  - Sensitive Species and Habitats Management
  - Exotic Plant and Animal Management
  - Habitat Restoration including California Junipers
  - Plan Implementation Schedule
  - Responsible Parties
  - Funding
  - Enforcement and Penalties
  - Trespass Remediation
  - Contingencies
  - Plan Update Requirements

- (PS) Prior to project grading, the site shall be surveyed (during April-May, as the species is most evident at this time) to locate all impacted individuals of slender mariposa lily (*Calochortus clavatus gracilis*).

These individuals shall be physically flagged for salvage during mid-summer, after the fruits have matured, at which time seeds shall be harvested for propagation or scattering to new, suitable locations. Bulbs shall be salvaged after the onset of dormancy as evidenced by the withering of the above-ground portion of the plants. The salvaged plants (and/or bulbs) shall be re-installed to appropriate undeveloped locations on the open space portions of the property. The seeds shall also be distributed on the open space portions of the property. Some seeds shall be reserved for propagation and introduction to on-site open spaces at a later date.

- (PS) A mitigation plan for the wildlife "corridor" shall be developed reviewed and approved by the Department of Regional Planning prior to issuance of the final grading permit for the project. The mitigation plan will provide a detailed method for the implementation of the mitigation measures outlined below. Implementation of the mitigation measures outlined below will offset project impacts on regional wildlife movement.
  - **Improve Underpass.** The mitigation for the loss of access to the culvert at the terminus of Tapie Canyon shall be the improvement of the underpass at Stoncrest Road. At present, wildlife must either share the asphalt road with vehicles or traverse the steep dirt banks. The proposed improvement is the construction of a separate trail (walkway) adjacent to the road, which would be used by wildlife, equestrians, and pedestrians. To increase the walkway's value to wildlife, it shall be located on the opposite side of the road from the bridge support columns. The trailbed shall be several feet above the road grade, reducing the perceived threat from vehicle traffic. The trailbed shall consist of natural materials such as decomposed granite or mulch, and the trail shall be 8-feet wide. Minimal lighting, if any, shall be used on the trail. The combination of grade separation, separation from the road by the bridge support columns, natural sub-strate, and natural access, should make the passage tolerable for wildlife traveling between Spring Canyon and the Santa Clara River watershed, especially by nocturnal species whose travel patterns coincide with the lightest traffic uses of the underpass and local roads. This measure was proposed at a meeting involving the habitat linkage issue and is now incorporated in project design and shown on the Vesting Tentative Tract Map (see cross-section on Sheet 1 of 3).
  - **Maintain Connectivity.** Natural habitat connectivity shall be maintained from Spring Canyon to the underpass, including removal of the paved portion of the road that now leads from the

underpass toward Spring Canyon. The trail from the underpass shall be continued into Spring Canyon along the route of the existing road, and native vegetation shall be planted on either side of the trail.

- **Plan Reconfiguration**. The present plan shows encroachment into the stream course and a substantial narrowing of the existing corridor in the vicinity of lots 400 – 403. The encroachment into the streamcourse shall be eliminated and the available corridor width will be increased in this area. Reconfiguration of the project in this area may result in the reduction of the total number of developable lots on the project site.
- **Revegetation Plan**. An aggressive revegetation plan will be developed for the project. The plan will detail the species utilized in the revegetation effort, planting methods, and the placement of the plants. The plan will also provide instruction for the relocation of the holly-leaf cherry trees that will be salvaged from other portions of the site.
- **Restrict Non-native Landscaping.** Only locally native species shall be used in the landscaping of the slopes of Spring Canyon. Initial landscaping of the recountoured slopes of Spring Canyon shall be completed by the developer or his contractor. Any other landscaping on these slopes with non-native species shall be prohibited through the CC&R's. The north- and west-facing slopes shall be in preserved open space and should not be landscaped.
- **Barrier Wall**. A low wall, approximately 3 feet in height, shall be placed at the brow of the slope (at the edge of the graded pad) on all lots adjacent to preserved open space areas. These walls will be constructed of inflammable materials such as rock, brick or block. This wall will be the delineator between the native-only landscaping areas and the customary garden landscaping allowed in the pad areas. This wall will also provide a portion of the fire protection required by county ordinance.
- **Restrict Fencing**. The south- and east-facing slopes of Spring Canyon are located within designated private lots. Deed restrictions shall be placed on the slope areas within these lots so that no fencing will be constructed down the sides of the slopes. Fencing on top of the barrier walls will be limited to relatively unobtrusive ironwork, or similar material.
- **Topsoil Salvage**. Approximately nine acres of the south and west facing slopes of Spring Canyon will require substantial reconstruction for conformance with slope compaction standards. The topsoil on these slopes will be salvaged and replaced on the slopes following reconstruction.

- **Contour Restoration**. The toe of the reconstructed slope will be located at the same place as the present toe of slope. It is recognized that construction will alter the existing stream bank and channel during construction. The contours of the streamcourse will be restored to their present condition. The recontoured slopes will be revegetated as described above.
- **Relocation of Mainland Cherry Trees.** Where feasible, the holly-leaved cherry trees located in the bottom of Tapie Canyon shall be relocated to the bottom of Spring Canyon. This will mitigate the loss of these trees and the valuable food resource they represent.
- **Replacement Scrub Oak Trees.** Replacement scrub oaks shall be planted in appropriate on-site locations within the dedicated open spaces of Tapie and/or Spring Canyon. The replacement ratio for the impact of removing four (4) trees (# 49, #246, #251, #252) shall be a minimum of 2:1, or in compliance with the replacement ratio mandated by the County Forester.
- **Alluvial Scrub Replacement.** Prior to grading activities in Tapie and lower Spring Canyon, scale broom and buckwheat seed heads shall be gathered and stored for seed dispersal (or directly dispersed) within Spring Canyon. Seeds of Yerba Santa (*Eriodictyon crassifolium*) shall also be dispersed in Spring Canyon to compliment the alluvial scrub replacement.
- **Restrict Brush Clearance.** Fuel modification zones shall be restricted to the minimum distance required by the Los Angeles County Fire Department through the project's CC&R's.
- **Restrict Night Lighting.** With the Department of Public Works approval, the potentially adverse effects of night lighting on surrounding open space areas shall be mitigated by the following measures: (1) Use street lighting only at intersections; (2) Use low-intensity street lamps; (3) Use low elevation lighting poles; (4) Direct light away from open space areas by using internally silvered globes or external opaque reflectors; and (5) eliminate the use or arc lighting adjacent to open space areas by restricting private sources of illumination around homes.

- (PS) Lighting of the street under the freeway shall be directed at the road. Illumination of the pedestrian sidewalk on the west side of the underpass shall be in compliance with the County's requirements. Lighting of the equestrian/wildlife trail on the east side of the underpass shall be minimal, if at all, in compliance with County standards.

- (PS) All on-site open space areas shall be buffered in such a manner as to discourage additional encroachment by the new human inhabitants. Deed restrictions regulating the use of off-road vehicles shall be developed to protect the open space from potentially adverse uses.

- (PS) Any proposed hiking and riding trails shall have specified access points and shall be converted to interpretive trails. Signposts shall be incorporated on the trail to educate users about the species to be observed, their value to a balanced ecology, and the importance of riparian habitats and habitat linkages.

- (PS) Due to the disturbance caused by freeway construction work during the nighttime track study, another track study will be conducted during the spring of 1999. This will take place during the juvenile dispersal period for many mammal species. This report will be amended if any data that would alter the conclusions presented here are discovered.

- (PS) A Fuel Modification Plan shall be developed in consultation with the LACFD. Brush clearance shall be limited to the minimum extent possible. Approved non-native groundcovers and low shrubs will be allowed only in the Setback and Irrigation Zones (zones A and B per LACFD Guidelines). Non-natives shall not be used in the Thinning and Interface zones (zones C and D).

- (PS) Owners of residences and visitors shall be notified by on-site signage and by language included in CC&Rs that access to Open Space Lots 547 and 548 is prohibited, except along approved trails and via designated access points. The following additional activities/uses should also be prohibited: motorized vehicles; nighttime use of trails; possession of firearms including air or gas propelled weapons, slings and sling-shots; collection or possession of native plants or wildlife, or engaging in activity to harass, harm, pursue, hunt, shoot, wound, kill, trap, poison, capture or collect wildlife; smoking or the use of fire; unauthorized trail construction; removal, defacement or damage to natural features. Signs shall be posted at designated trail access points, and rules and restriction shall be included in CC&Rs.

- (PS) All development landscaping shall be planted with non-invasive plant species, preferably species native to the area. Exotic plant species listed by the California Exotic Plant Pest Council as noxious weeds shall be prohibited in all landscaping. Control of exotic plants

shall be addressed in the Open Space Management Plan called for above, and implemented per the specifications to be included therein.

- (PS) Owners of residences in the development shall be informed that dogs and cats are not allowed in open space areas. Signs shall be erected at designated access points to open space lots prohibiting pets from entering, *leashed or not.*

- (PS) Loss of pets to native predators is likely, unless pets are contained on their owners' property. Trapping, shooting, or poisoning of native predators such as coyotes or bobcats shall be prohibited except by duly authorized state or county fish and game or animal control officers.

- (PS) Stormwater runoff shall be filtered, where feasible, through appropriate oil and grease traps, installed at discharge points along the streets.

- (PS) Stormwater discharge shall also go through bio-filters, installed where feasible, to breakdown pesticides and minimize their flow into natural watercourses.

- (PS) Common areas shall be treated only with "least toxic" pesticides (e.g. pyrethrum, neem extract), short-lived herbicides (e.g. Roundup), and low concentrations of fertilizers.

Conclusion

Impacts reduced to less than significant after mitigation include: loss of sensitive habitats (alluvial scrub, cherry woodland); introduction of invasive non-native plants, loss of sensitive plant species, and increased runoff and pollutant discharge.

The following impacts will be reduced, but may remain significant after mitigation: loss of vegetation and habitat for plants and wildlife; interference with wildlife movement; direct mortality of wildlife; indirect impacts, including loss of habitat to brush clearance, human encroachment, and introduction of non-native predators.

Implementation of the proposed project, after mitigation is anticipated to result in significant impacts to biological resources that cannot feasibly be fully mitigated or avoided.

4.7 CULTURAL RESOURCES

The initial study identified potential impacts to cultural resources as an issue to be discussed in the EIR. Therefore, a Phase I cultural resources investigation was conducted for the project site by EIP Associates, Inc. The investigation consisted of a background search at the South Central Coastal Information Center, Institute of Archaeology, University of California at Los Angeles (UCLA) and a field survey of the property. The field reconnaissance was conducted between May 12th and May 15th, 1997. The field survey was accomplished by a pedestrian survey and visual inspection of surfaces within the project area as topography and vegetation would permit. The survey did not reveal any prehistoric sites, features, or isolated artifacts, but did discover and record seven potentially historical sites. The potential historic sites consisted of three areas with structural remains and three artifact sites/objects. The following discussion summarizes the results of the cultural resource investigation. The complete text is included in Appendix J of the EIR. At the time that the archaeological investigation was prepared, the site was known as "Shadow Pines", therefore in that report and this section, references to Shadow Pines are representative of the "Spring Canyon" project site.

Existing Conditions

Background Research

Previous Surveys in the Area

As indicted above, investigations into previously completed research were completed through UCLA. This level of research addressed both the defined project area and a one mile radius surrounding the project area. Results of the records check showed that 15 archaeological surveys or testing programs have been conducted within one mile of the project area. All of the investigations were completed between 1974 and 1995. Of these, three studies bordered the Shadow Pines project area but none specifically involved the project area.

Twelve (12) prehistoric sites and four (4) historic sites have been identified within one mile of the Shadow Pines project area. The nearest known prehistoric site is CA-LAN-615 (recorded in 1973), consisting of a scatter of fire-affected rock and ashy deposits; one of many such sites identified in the off-site upper Spring Canyon area. Eleven of the 12 prehistoric sites were recorded in 1973 (King 1974). The other sites were

recorded in 1983 (1 site), 1990 (2 sites), 1993 (3 sites), and 1994 (1 site). The prehistoric sites exhibiting fire-affected rock, midden deposits or other evidence of habitation are indicative of significant archaeological sites. Overall, this general area is associated with Tataviam/Serrano and Gabrielino/Fernandeno populations of prehistoric Southern California.

Historical Maps

Historic remains identified within the area appear to represent the late 1800s-early 1900s occupation of the area. Historic maps for the area (1900, 1933, and 1940) illustrate the community of Lang in Section 17. A single dirt access road is illustrated in Section 8, but no occupation sites are identified. By 1933, the Sunny Slope Ranch is identified within Bee Canyon. A second structure is illustrated in the general location Bee Canyon. The 1940 map illustrates the presence of a single structure at the mouth of Spring Canyon (in Section 8). In general, the historic maps suggest Spring Canyon was used as an access route prior to 1900 and occupied sometime after 1933. It is likey that materials located within this area would date from circa 1933 and extend into the modern period.

Recent USGS quadrangle maps indicate that at least four isolated structures have been present on the property at various times since about 1940. None of these structures are standing today.

Brief Cultural History Background

Information on the prehistoric affiliations of the southern California and Santa Clarita Valley areas is available in Appendix J of this EIR.

Ethnographically, the Soledad Canyon area is associated with the Tataviam, a little-known Native American group whose territory ranged from the upper reaches of the Santa Clara River, eastward to Gleason Mountain and Vasquez Rocks. It continued northward along the western edges of Antelope Valley to near Castaic Lake, and westward to include the upper reaches of Piru Creek.

Archaeological and ethno-historic data point to a three-tiered settlement pattern for the Tataviam, featuring small settlements with 10 or 15 persons, intermediate-sized villages of up to 60 people, and a few large villages with as many as 200 inhabitants. Principal vegetable foods included yucca, acorns, sage seeds, and juniper and islay berries. Although the Tataviam held linguistic similarities with nearby Takic-speaking neighbors (such as the Gabrielino) portions of their material culture (e.g., pictographs and ritual items) reflect direct influence by the

Hokan-speaking Chumash to the west. Tataviam culture dissipated rapidly following their assimilation with other Native American groups during the Mission Period. Tataviam populations have been associated with the Missions San Gabriel de Arcangel (est. 1771), San Buenaventura (est. 1782), and San Fernando Rey de Espana (est. 1797).

Following the Portola· and Garcés expeditions along the Santa Clara River and subsequent founding of nearby missions, Spanish settlers established Rancho San Francisco along the upper Santa Clara to augment Mission San Fernando (Tartaglia 1989:12). An *assistencia* (chapel) was built on the rancho in 1804 and served as a geographical link between San Fernando and missions in northern Alta California. This assistencia continued to serve the local populations until secularization of Mission lands was initiated by the Mexican government in 1834 (Perkins 1957).

Mexico's independence from Spain in 1821 and the subsequent secularization of Mission lands was followed by the establishment of a series of more than 400 land grants to prominent individuals recognized by the Mexican government (Avina 1932). The Santa Clara River Valley was explored by trapper Jedediah Smith in 1827, and John C. Fremont's topographical engineers surveyed the area for the U.S. government during the 1840s. In 1839, however, the lands of Rancho San Francisco (48,612 acres) were granted to Antonio del Valle, a Mexican lieutenant, by Juan Bautista Alvarado, one of the last Mexican governors of California (Avina 1932: 54).

Gold was discovered on Rancho San Francisco in 1842 in what is now called Placerita Canyon (six years before the discovery at Sutter's Mill), drawing hundreds of miners into the area (Robinson 1938: 7). In 1850, following acquisition of California by the United States, survivors of a stranded wagon train party known as the Jay Hawks found their way from Death Valley to Rancho San Francisco (also known as Rancho del Valle) via Soledad Canyon (Latta 1979).

The Soledad Mining District was formed during the 1860s, rapidly giving rise to the town of Soledad. Soledad was renamed "Ravenna" to avoid confusion with the town of Soledad in Monterey County (Wlodarski 1995: 9). A railroad link between Los Angeles and Antelope Valley was completed through Soledad Canyon in 1876. Lang Station, first established in 1871 by John Lang as a 1,200-acre dairy farm and health spa, served as a railroad station (Tartaglia 1989:16). Lang developed into a small community and continued as a viable community into the early 1900s. The Sierra Highway, originally a dirt road winding through Mint Canyon, was completed in 1921 as a motor route between Los Angeles

and desert areas (McLean 1990). Communities established along this route included Saugus, Newhall, Valencia, and Canyon Country. All were incorporated into the City of Santa Clarita in 1987 (Valentine-Maki 1993: 13).

Field Survey

EIP Associates initiated a field survey of the project area on Monday, May 12, 1997 and completed the field survey on Thursday, May 15, 1997. The majority of the field survey was completed on Tuesday and Wednesday, May 13 and 14.

The field survey was accomplished by a pedestrian survey and visual inspection of surfaces within the project area as topography and vegetation would permit. Much of the project area is comprised of steep ridges and slopes greater than 45%, indicating a low probability for archaeological resources in these areas. The survey emphasis was directed toward areas with a higher probability for cultural resources, including ridges, drainages, and lowlands associated with Tapie and Spring Canyons. These areas also correspond closely to the areas planned for direct impact from the proposed development. Emphasis was also placed on examination of access roads and a proposed hillside location for a water tank on the eastern slope of Spring Canyon. **Figure 4.7.1** illustrates the areas of the project site that were physically surveyed.

Evidence of wildfire within recent years was apparent throughout the project area, with burned remains of native vegetation such as yucca and scrub oak, as well as charred rocks and soils. While introduced grasses have returned rapidly and cover many areas, ground visibility was adequate, providing an estimated 75 percent exposure of the ground surface. Boundaries for the project area were determined in the field using topographical features. Field notes were augmented with photographs of both general and specific portions of the project area.

Prehistoric Resources

Prehistoric archaeological resources were expected to be identified during the field survey by EIP Associates due to a high density of such sites in areas just northeast of the current project area. In the region of Vasquez Rocks County Park especially, numerous habitation areas, lithic scatters, yucca roasting pits, and rock art panels have been recorded. As indicated above, 12 prehistoric sites are known to occur within one mile of the project area, all northeast of the project boundaries.

Despite expectations, no prehistoric archaeological sites or isolated artifacts were identified within the proposed project area. The apparent absence of prehistoric resources on the surface within the project area suggests that this area may have been of little use to early peoples, or that materials left by them (if any) have been subsequently buried by alluvium carried off steep slopes and distributed along the canyons and ravines.

Evidence of wildfires within recent years was widespread, making it difficult to identify discrete areas of soil or rocks which may have been darkened or burned by prehistoric human activity.

Historic Resources

Seven locations of historic/modern resources were identified within the proposed project area during the field survey. They included the following:

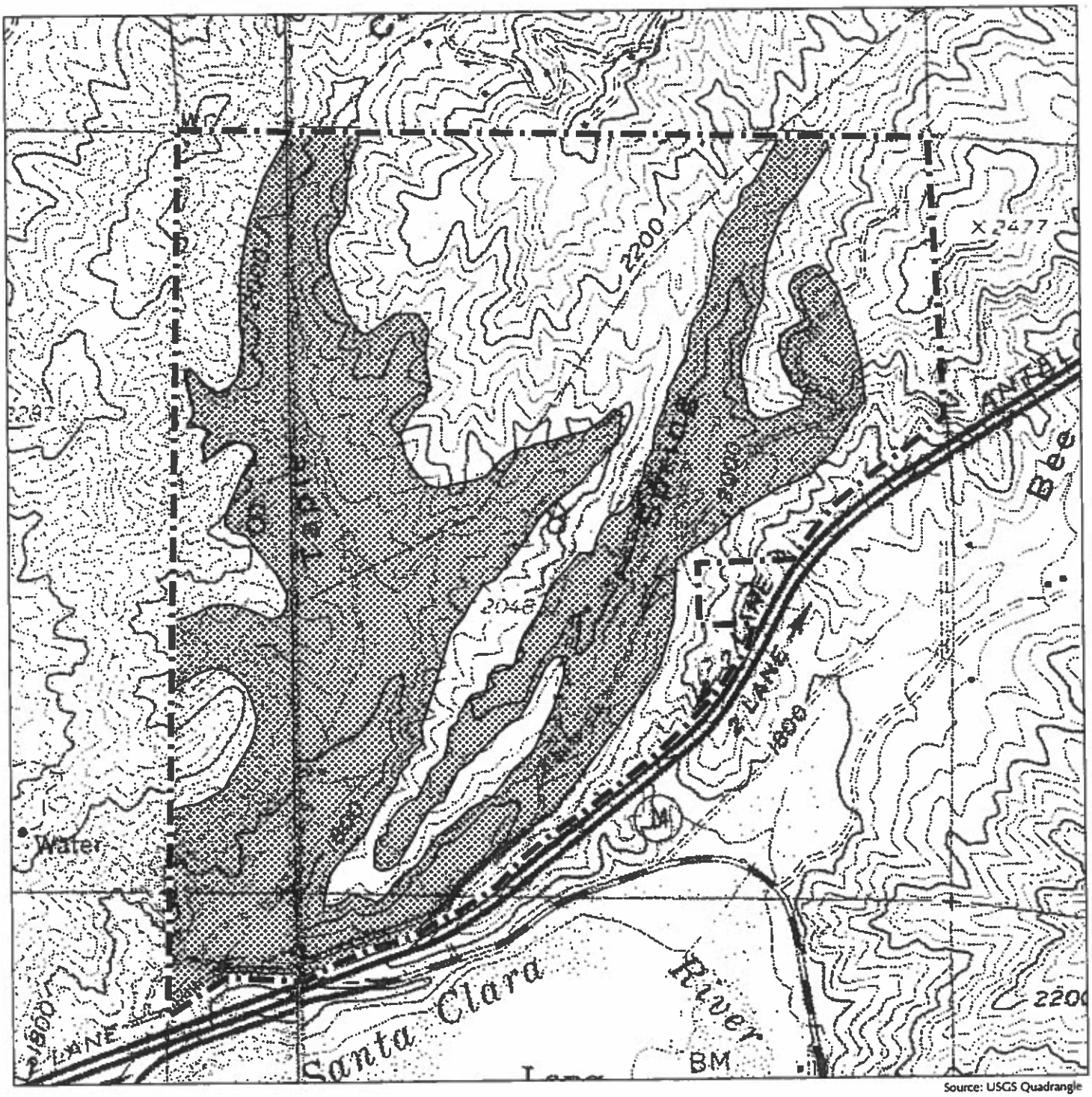
1. elements of a small homestead site;
2. small structural foundation;
3. one of two standing well pipes;
4. residential structural foundation:
5. second of two standing well pipes;
6. fencing material; and
7. a solder-top can.

All of these resources are indicative of materials dating to the first half of the 20th century. Each is labeled according to the above sequence and discussed in more detail below.

Shadow Pines 1

Components of a small homestead site were identified on a shelf along the northern bank of the stream bed within Spring Canyon, near the confluence with Tapie Canyon. The site is indicated by at least three short, low retaining walls of unmortared granite stream cobbles, as well as a scatter of partially buried household artifacts (food cans, medicine bottles, ceramic fragments, and butchered animal bones). Fragments of amethyst glass, reflecting a manufacturing technique in use between ca. 1880 and 1917, were also identified. Other items reflected manufacturing methods known from the 1920s and 1930s. Shattered fragments of window glass suggested the earlier presence of a structure.

Figure 4.7-1



Source: USGS Quadrangle

Areas Surveyed

Project Area Boundary

CULTURAL RESOURCES SITE INVESTIGATION MAP

Not to scale

Source: Envicom Corporation

VESTING TENTATIVE TRACT MAP NO. 48086

LDC

Many of the food cans were torn open with a knife or other tool. The artifacts and retaining walls encompass an area approximately 75 feet by 50 feet, with tall grass covering much of the area and possibly obscuring other related evidence. A sample of diagnostic items was collected from the surface.

The nature of this site suggests a similarity to nearby sites identified by Tartaglia (1989, 1993), McLean (1990), and Snyder and Wells (1993). Tartaglia identified a homestead site much like that described above, characterized by unmortared cobble stone retaining walls and a trash scatter which included fragments of amethyst glass and Depression-era artifacts. That site, as well as several others in the area, have been tentatively associated with the historic settlement of Lang. Snyder and Wells (1993:8) note that ranching and homesteading became dominant activities in the area following the climax of mining efforts during the late 1800s. Tartaglia (1989:17) notes that unemployed miners associated with Sterling Borax Works in Tick Canyon established squatters camps in the area during the early 1900s.

According to Perkins (1958: 289), prevailing architecture in the town of Soledad/Ravenna featured houses of "log, sod, and stone." Shadow Pines 1 probably represents an outlying component of historic Lang and/or associated developments. The partially-buried context of the remains suggests a possibility that additional materials of similar type and age are present below the surface, but the extent of buried deposits is unknown at this time.

Based on the presence of surface features (retaining walls and artifact scatter), this site is a potentially significant historic archaeological site, and adverse impacts to this resource should be avoided, if possible. If avoidance is not feasible, this site warrants an archaeological testing program to formally evaluate the importance of the site in accordance with CEQA criteria. The testing program must be designed to determine the nature and extent of surface and subsurface cultural deposits, cultural and temporal affiliations, and the ability of the resource to address research questions concerning local and regional history.

Shadow Pines 2

A small structural foundation was identified just upstream from the homestead site on the northern bank of the same drainage. Constructed of roughly finished concrete over granite stream cobbles, the foundation consists of low, unbroken walls arranged in a square configuration and

oriented to the cardinal directions. Each wall measures just over 15 feet in length by outside dimensions and 10 inches in thickness. Poured in three episodes, the walls are finished to a height of only 29 inches. There is no evidence of holes or fittings indicative of additional structural elements (e.g., a wooden or metal superstructure). A prepared opening in the south wall measures 36 inches in width. No evidence of siding or roofing was observed, and the function of the structure is unknown. Only cobbles, fill soils, and modern rubbish are currently visible within the enclosure.

A structure in this location is not indicated on recent USGS quadrangles. The form and materials reflect those employed prior to 1950. The generic nature of these remains does not indicate an important resource under CEQA criteria. Basic archaeological recordation was completed and no further investigation is necessary at this time. Removal of the structure should be monitored by an archaeologist for the collection and evaluation of any potentially significant materials which may be uncovered during its removal.

Shadow Pines 3

An isolated section of 12 inch wide steel standpipe was identified as Shadow Pines 3, marking the location of a well within Spring Canyon and directly upstream from Shadow Pines 1 and 2. Located at an elevation of approximately 1880 feet above sea level, this pipe is augmented by a short section of 3 inch wide steel pipe welded at a tight angle to the main shaft and threaded around the exposed opening.

A structure is shown in this general location on the Army Corps of Engineers' San Fernando 15 Minute Quadrangle (1940), but no physical evidence of the building was observed during the recent field survey. The structure is not evident on the USGS Lang 15 Minute Quadrangle of 1933, suggesting a construction date between 1933 and 1940. The presence of the structure in the 1930s also suggests a potential for subsurface historic materials. The only visible evidence of cultural remains is the well standpipe.

No cultural materials were collected from Shadow Pines 3 and no additional investigations are warranted at this time. It should be emphasized that the well shaft is present and may present a safety hazard. There is also a potential for buried historic remains. Therefore, ground altering activities in this area should be monitored by an archaeologist for the collection and evaluation of any potentially significant materials which may be uncovered.

Shadow Pines 4

A U-shaped concrete foundation was identified on the crest of a ridge between Spring and Tapie Canyons, indicating the presence of a structure. Some discrete room areas, such as a kitchen and bathroom, are apparent on the foundation surface, confirming this was a residential structure. An associated asphalt access road and smaller concrete foundation features are also present. This small complex measures approximately 100 feet (northwest-southeast) by 150 feet (northeast-southwest). An adjacent motorcycle course constructed of earthen mounds and surrounded by chain-link fencing is a more recent addition to the area.

A relatively large area along the crest of the ridge appears to have been artificially leveled, leaving native vegetation on adjacent slopes and only introduced grasses along the crest. No direct evidence of agricultural or livestock activity was identified in this area.

The existence of a structure in this location is indicated by the USGS Agua Dulce 7.5 Minute Quadrangle (1960/photorevised 1988), based on aerial photographs taken in 1956. However, no structure is shown in this location by the USGS Lang 15 Minute Quadrangle of 1933 or the San Fernando 15 Minute Quadrangle produced by the Army Corps of Engineers in 1940. Therefore, a construction date ranging between 1940 and 1956 is indicated for the structure. If the building was erected before 1947, it may have constituted an historic structure, according to the standards set by the State Office of Historic Preservation (SHPO), which require recordation of structures 50 years and older. While the site may contain buried historic material, only modern-era refuse was observed during the survey.

Basic archaeological recordation of the foundation was completed, and no further investigations are necessary at this time. Removal of the existing remains, however, should be monitored by an archaeologist for the collection and evaluation of any potentially significant historical materials which may be uncovered.

Shadow Pines 5

An isolated section of 12-inch wide steel standpipe marking the location of a well was identified within the Tapie Canyon drainage at an elevation of approximately 1780 feet above sea level.

A structure associated with this location is identified on the USGS Agua Dulce 7.5 Minute Quadrangle (1960/ photo revised 1988), based on aerial

photographs taken in 1956. No trace of the actual building was observed during the field survey. A scatter of relatively recent refuse was identified in the general area associated with this structure.

No structure is indicated in this location by the USGS Lang 15 Minute Quadrangle of 1933 or the San Fernando 15 Minute Quadrangle produced by the Army Corps of Engineers in 1940. Therefore, a building date between 1940 and 1956 is indicated for the former structure. As with Shadow Pines 4, a possibility that the building was erected before 1947 indicates that it may have constituted an historic structure and that historic subsurface materials may be present. No further investigation is necessary at this time, but ground-altering activities in this area should be monitored by an archaeologist for the collection and evaluation of any potentially significant materials which may be uncovered.

Shadow Pines 6

Shadow Pines 6 is a scatter of wooden fence rails identified on the floor of a tributary drainage which opens into Tapie Canyon from the northeast. Each of four (4) round and weathered fence rails measures 4 feet long and 2.75 inches in diameter, with roughly 3 inches on each end machine-cut but hand-beveled to form a "peg" for fitting into an upright post. No actual fencing materials of like-design were observed anywhere else within the project area. Metal fence lines found in the general area suggest that older wooden fences and gates may have been replaced. The rails were recovered during the survey but, barring other relative associations, dates for these rails were not established. At this time, no additional investigations are necessary.

Shadow Pines 7

A single pin-hole, solder-top food can was identified in the stream bed just upstream from Shadow Pines 2. Concentric rings machined around the center hole indicate post-1930 manufacturing methods used during mass production. Containers of this type were designed to contain liquid foodstuffs (i.e., evaporated milk, etc.) and are commonly found in areas occupied during historic and early modern times. The item was photographed but not collected and no additional investigation is warranted.

All other cultural evidence observed within the project area during the field survey (e.g., household refuse, empty shell casings, and abandoned automobiles) were determined to be of modern origin. These items were

noted but not recorded and generally considered of no cultural importance with respect to archaeological or historical resources.

Summary of Results

In summary, no prehistoric archaeological resources were identified during the field survey of exposed surfaces within the project area. There is always a potential for buried prehistoric remains in the project area, as alluvial deposits have been noted.

Seven (7) historic or potentially historic archaeological resources were identified during the field survey. Two of these (*Shadow Pines 6 and 7*) were determined to be insignificant or unimportant resources and no further investigations are warranted. Four other resources (*Shadow Pines 2,3,4 & 5*) have been identified as sites with a potential to yield buried deposits. *Shadow Pines 1* (early 20th century homestead) is identified as a potentially significant archaeological site with surface evidence and the potential to yield undisturbed buried deposits.

Thresholds of Significance

Under criteria presented in the Code of Federal Regulation 36 CRF 60.4(d), cultural resources are considered significant if they have the potential to yield scientific information important to our understanding of history or prehistory. Under criteria presented in Appendix K of the California Environmental Quality Act (CEQA), cultural resources are considered significant when they:

- are associated with an event or person of recognized scientific importance in prehistory;
- can provide information which is both of demonstrable public interest and useful in addressing scientifically consequential and reasonable or archaeological research questions;
- have a particular quality such as oldest, best example, largest, or last surviving example of its kind;
- is at least 50 years old, possessing substantial stratigraphic integrity; or
- involves important research questions that historical research has shown can be answered only with archaeological methods.

Project Impacts

The location of seven cultural resources identified during the EIP Associates field survey are all within areas scheduled for direct impact by the proposed project. *Shadow Pines 1, 2, 3, and 7* occur within the Spring Canyon drainage. *Shadow Pines 5 and 6* are located within the Tapie Canyon drainage. *Shadow Pines 4* is situated on the ridge line between the two canyons.

Items associated with *Shadow Pines 6* were removed during the recent survey. No further studies are warranted with respect to *Shadow Pines 6*. *Shadow Pines 7* is an isolated can and of no historic significance.

Shadow Pines 2 through 5 are not considered significant resources at this time. However, the potential for buried deposits necessitates the presence of an archaeological monitor during ground alterations. If additional resources are identified, formal evaluation in accordance with CEQA guidelines may be necessary. Therefore, these site areas should be monitored during ground altering activities and, should any potentially significant remains be uncovered, evaluation in the form of a Phase II testing program must be completed.

Shadow Pines 1 is considered the only potentially significant resource within the proposed areas of impact. *Shadow Pines 1* should be avoided, if possible. If avoidance is not possible, a Phase II archaeological testing program must be completed to ascertain the significance and/or importance of this site prior to project implementation. If necessary, a program for the mitigation of adverse impacts must be designed.

Cumulative Impacts

The Shadow Pines project area is located in a relatively undeveloped area of Los Angeles County. Nearby developments include residential housing to the south and immediate west, improvements along the Antelope Valley Freeway (Highway 14), and construction of the pipeline within the northern portion of the property. Overall, improvements to the project area and its surrounding properties have been relatively minor and resulted in relatively minor cumulative impacts to cultural resources.

The proposed Shadow Pines project will result in a minimum amount of impact to four recently identified historic archaeological sites (*Shadow Pines 2-5*) and a moderate impact to a fifth site (*Shadow Pines 1*) on the project site.

Mitigation Measures

The proposed Shadow Pines project will result in impacts to five areas of potential historical importance. The following project-specific (PS) and standard (S) mitigation measures shall be implemented to reduce the project-related individual and cumulative impacts to a level that is less than significant.

- (PS) Archaeological monitoring shall be required during grading or other project related ground alteration activities in areas of *Shadow Pines 2-5*.
- (PS) *Shadow Pines 1*, is a potentially significant resource and shall be avoided. If avoidance is not feasible, a Phase II testing program to determine the nature, extent, and significance of the site shall be undertaken. All investigations of *Shadow Pines 1* shall be conducted in accordance with CEQA guidelines for assessing the significance of cultural resources.
- (S) As a condition of the project's implementation, in the event that cultural resources (as identified by the onsite archaeologist) are encountered during grading, such activity in the affected area(s) shall cease and the appropriate local archaeological agency (UCLA Archaeological Survey) will be notified immediately. Grading activity in the affected area(s) will continue only after the cultural resources are properly assessed and subsequent recommendations are executed as determined by an archaeologist onsite.
- (S) In accordance with *CEQA Guidelines* Appendix K-VIII and California Public Resources Code Section 5097.98, in the event of discovery or recognition of human remains, all development in the affected area(s) will cease immediately, and a Native American Indian advisor for the local Indian tribe, along with the Native American Heritage Commission, and other appropriate agencies will be contacted. The area(s) shall remain restricted until the human remains are legally and ethically dealt with by the appropriate authorities.

Conclusion

Based on Phase I cultural resources investigations, the proposed project will result in a less than signficant impact related to cultural resources. Potential impacts to *Shadow Pines 1* can be mitigated through avoidance, or a Phase II archaeological testing program. Potential impacts to *Shadow Pines 2-5* can be mitigated through archaeological monitoring.

4.8 VISUAL QUALITIES

Existing Conditions

Viewshed Characteristics

The proposed project site encompasses approximately 548.1 acres of the lower portions of Tapie and Spring Canyons of the foothills of the Sierra Pelona mountains, which form the northeastern border of the Santa Clarita Valley. The proposed site is in an unincorporated portion of Los Angeles County located about one mile east of Shadow Pines Boulevard.

The project site is located immediately north of the Antelope Valley Freeway (SR 14). The SR 14 Freeway route through the Sierra Pelona to the Antelope Valley has been named as a "Second Priority Study Route" on the Santa Clarita Valley Scenic Highways Plan. Parts of the site are visible from both north-bound and south-bound lanes of the freeway. Soledad Canyon Road lies south of the freeway in the vicinity of the site and also offers partial visibility of the property. The Santa Clara River channel and floodplain parallel the south side of Soledad Canyon Road in this area. **Figures 4.8-2** through **4.8-7** illustrate the existing views of the site from six points (A-F) along the 14 Freeway and Soledad Canyon Road. (The same exhibits illustrate how the views would change with the proposed development.) A photo-index map is provided as **Figure 4.8-1**.

The six points were chosen as they represent the most prominent views of subject property. Points A, B & D illustrate views of the site traveling east. Points C, E & F illustrate views of the site traveling west. Point A illustrates the view from Soledad Canyon Road traveling east toward the Spring Canyon site. Point B illustrates the initial view of the site from the 14 Freeway traveling east just pass the Stonecrest development at the westerly property boundary and looks north up Tapie Canyon. Point D illustrates the most prominent view of Spring Canyon looking northeast, along with a portion of the ridgeline that separates Spring and Tapie Canyons. Point F illustrates the view of the property traveling west (or south) on the 14 Freeway. Point E illustrates the view of the Spring Canyon ridgeline that separates Spring and Tapie Canyons, along with distant views of Tapie Canyon and the Stonecrest development on the far ridgeline. Point C illustrates the most prominent view of Tapie Canyon looking northwest toward the Stonecrest development.

The properties north and east of the proposed site consist primarily of undeveloped mountainous terrain. The lack of an existing public road

network north of the site, along with the existence of ridgelines between the on-site and adjacent off-site canyons combine to restrict public visibility to primarily the south side of the site.

The most prominent public views are focused upon the southwest corner of the site adjacent to the freeway (see **Figures 4.8-3 & 4.8-4**, Viewsheds B & C). Intermittent views are possible to the interior of the site through relatively narrow terrain gaps located along the southern periphery. The terrain gaps which allow "channelized" views to interior portions of the site consist of steep road-cuts and other landforms. Views of interior portions of the site are briefly available from segments of the freeway and to a lesser extent from Soledad Canyon Road (see **Figure 4.8-5**). The respective views encompass either foreground and/or middle-distance portions of the site.

Some distant views of the site are available, but these are from lower elevations at selected locations along Soledad Canyon Road. In the distant views, however, site visibility is of higher slopes and ridges since intervening topographic features and the freeway roadbed embankments block visibility of lower slopes and interior valley floor areas of the site. Most of the proposed project's development would be located on lower slopes and interior valley floor areas.

There are no nearby existing public parks or hiking trails from which the site can be seen. The Santa Clarita Valley Area-Wide Plan identifies the Santa Clara River as an adopted (but as yet unconstructed) trail route. The proposed Trail's location is conceptual. A precise route has not been determined, except that it would generally follow the Santa Clara River through Soledad Canyon, south of the Antelope Valley Freeway. In following the river route, the trail would be located at elevations equal to or below those of Soledad Canyon Road. It is likely that the raised freeway road-bed embankments and road cuts alongside the freeway would block potential visibility of the project site from future River trail locations.

Land Uses within the Project Viewshed

Views from the Antelope Valley Freeway in the areas east of the City of Santa Clarita are transitional between views of residential, commercial, and industrial development to views of undeveloped, rugged natural landscapes.

Residential neighborhoods, commercial sites, and/or industrial development characterize foreground and middle-distance views from the

freeway when approaching and leaving the eastern limits of the City of Santa Clarita and the proposed project site. A single-family residential development, Stonecrest (TR. 36943 – previously called Mountain View East) is partially built-out adjacent to the City's eastern boundary. Grading activity associated with some phases of the development extend to within 500 feet of the proposed project's western boundary. Homes associated with this development have been completed and are occupied along the main ridgeline that separates the Stonecrest development from Tapie Canyon. Those homes are highly visible from both Soledad Canyon Road and the 14 Freeway in both travel directions (see **Figure 4.8-2, 4.8-4 & 4.8-6**).

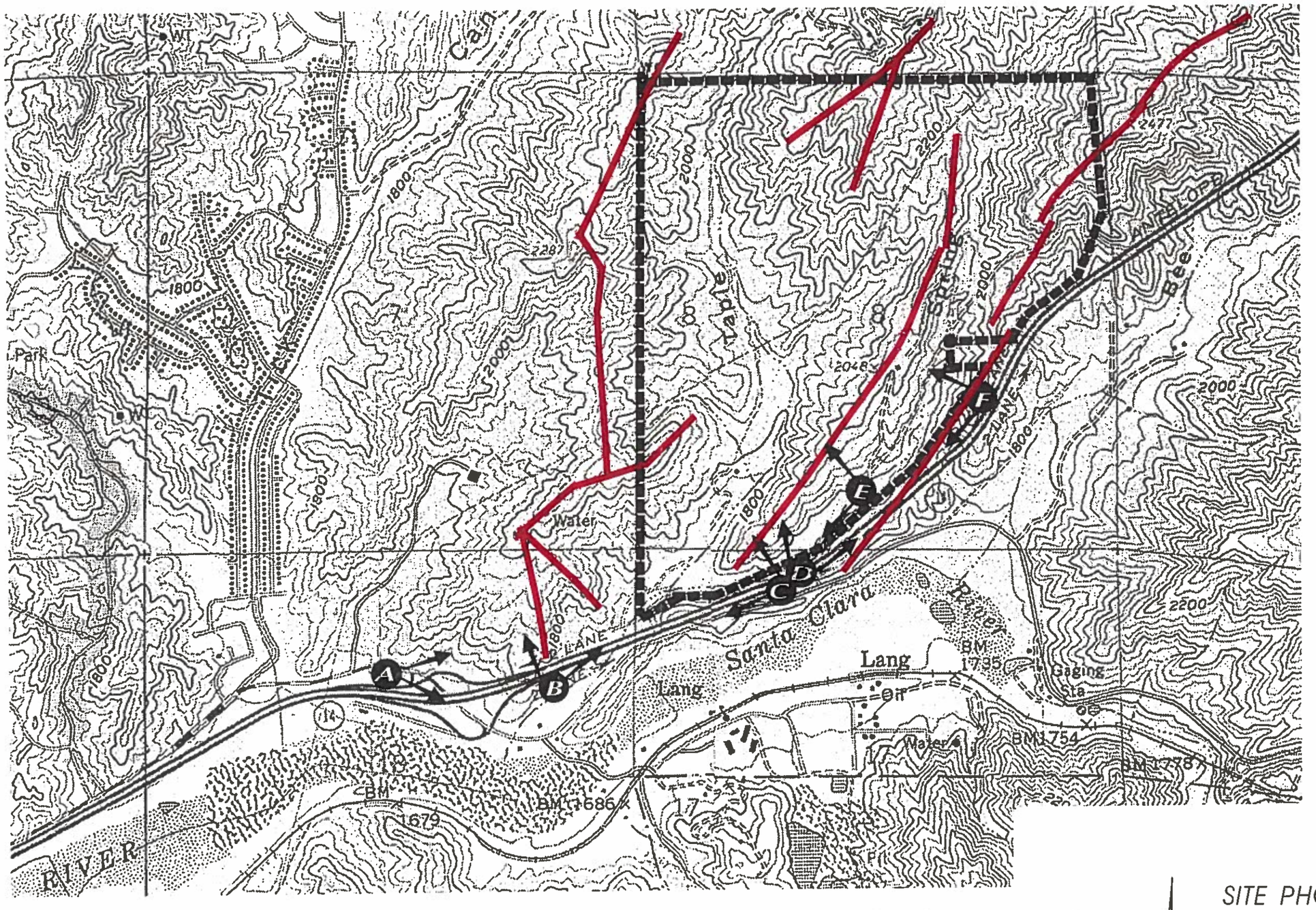
The 14 Freeway viewshed corridor that contains the proposed project site also has active mineral extraction industries which provide conspicuous visual focal points immediately southeast and south of the proposed site. Visibility of the mining industry uses are made all the more prominent by the raised viewing locations from atop the on- and off-ramps to and from the north-bound freeway lanes (on the south side of the freeway), and the freeway overpass at Soledad Canyon Road. The visually prominent sand and gravel extraction and processing facilities adjacent to the freeway and Soledad Canyon Road are inter-connected and surrounded by work-yards and dirt roads. Other heavy industrial elements consisting of steel storage tanks, corrugated metal structures, exposed pipelines, railroad sidings, and hillside production pads associated with local petroleum extraction are concentrated around Lang on the south side of the river, opposite of the proposed project. These facilities collectively contribute to an industrial presence within the viewshed corridor.

The P.W. Gillibrand mining and processing operations are located on the south floodplain of the Santa Clara River and continue up steep canyon slopes on the canyon wall opposite the proposed project site. Mining excavations on the slopes reach to 2,400 foot elevations, a height of nearly 700 feet above the local Santa Clara River channel. Subsequently, the mining operation is a prominent feature in the local landscape.

View Blocking Terrain Features

The landforms of the site and its immediate vicinity consist of an alternating sequence of south to southwesterly trending canyons and ridges. The on-site range in relief is approximately 700 feet. The lowest elevation (1,710 feet) is found near the southwest corner of the site. The highest elevation (2,410 feet) is located on the northern boundary of the site. Where interior on-site valleys approach the freeway right-of-way they are wider and flatter. The upper ends of the valleys are narrow and

steepen to V-shaped cross-sections where they cross the northern site boundary. Slopes on the site vary from gentle to moderate in and along the valley floors and become steep to very steep along the canyon sides, which rise to narrow, sharp ridgelines. The ridgetops separating the prominent on-site valleys trend southwesterly, in the same direction as the freeway. As a result, the elevated terrain flanking the north side of the freeway, and other interior ridgelines, form effective visual barriers that block views of most of the site, especially to south-bound traffic. In northerly views from southwest of the site, the prominent on-site ridgelines and valleys act to confine public views of the site by channeling them up Tapie and Spring Canyons.



SITE PHOTOGRAPH INDEX MAP

Not to scale

Source: Land Design Consultants, Inc.

VESTING TENTATIVE TRACT MAP NO. 48086



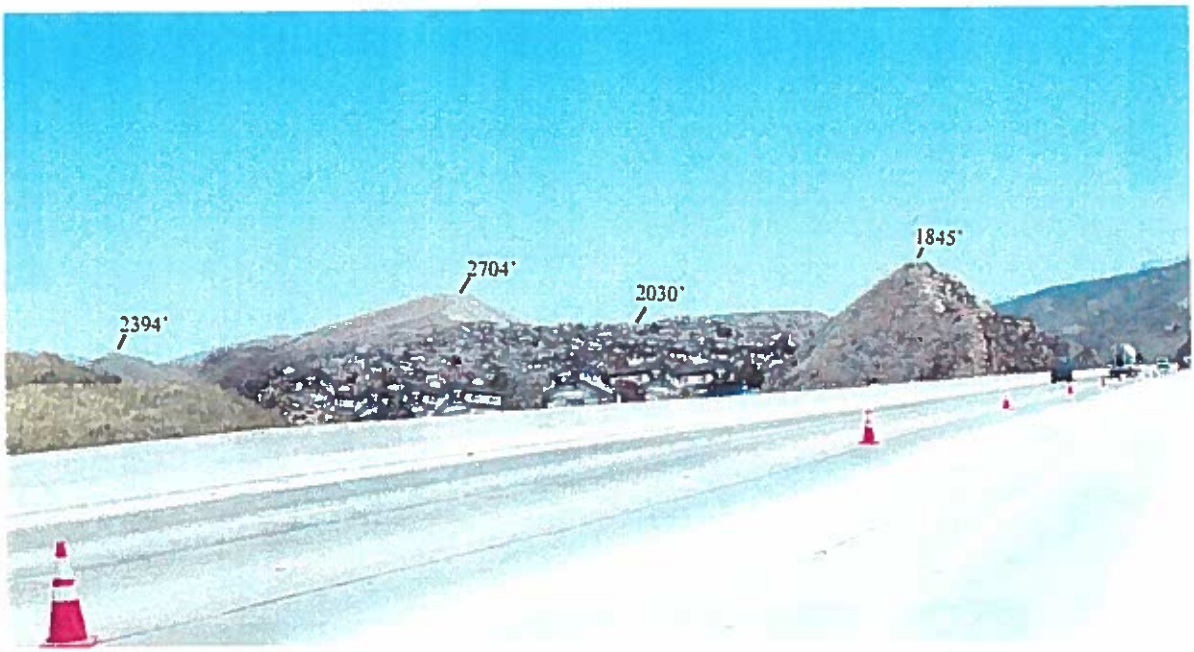
EXISTING VIEWSHED - A

Not to Scale

VESTING TENTATIVE TRACT
MAP NO. 48086

LDC





EXISTING & PROPOSED VEWSHED - B

Not to scale

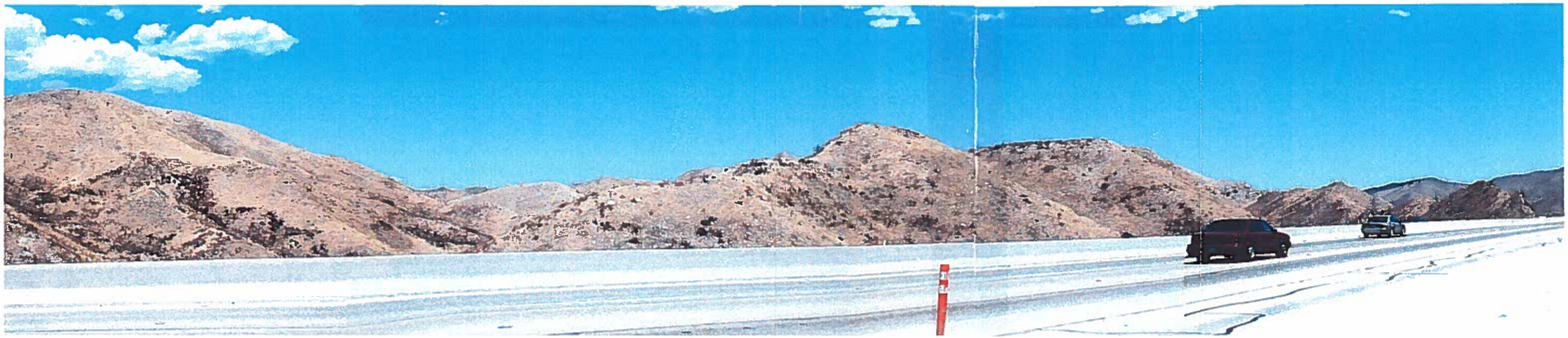


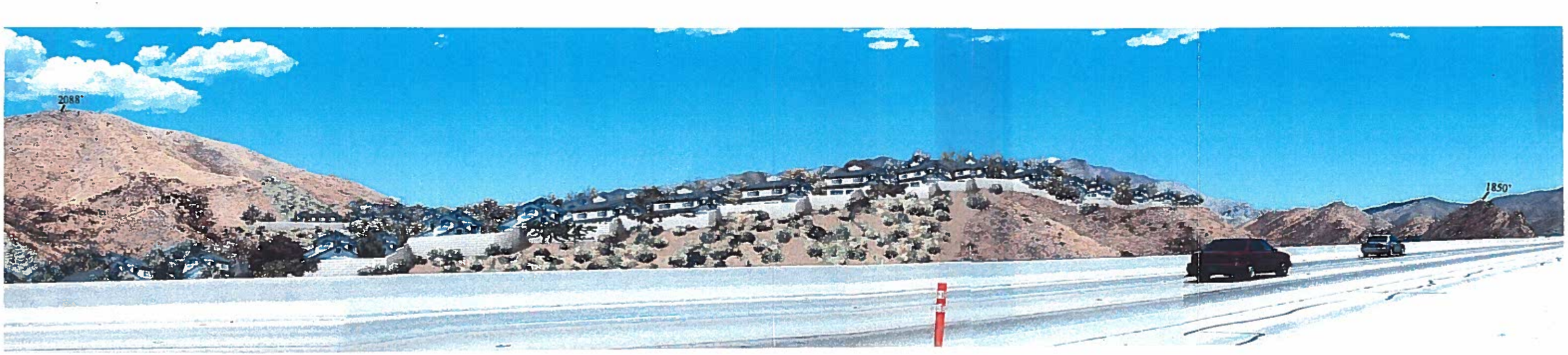


EXISTING & PROPOSED VIEWSHED - C

Not to Scale

VESTING TENTATIVE TRACT MAP NO. 48086





EXISTING & PROPOSED VIEWSHED - D

Not to Scale

VESTING TENTATIVE TRACT MAP NO. 48086





EXISTING & PROPOSED VIEWSHED - E

Not to Scale

VESTING TENTATIVE TRACT MAP NO. 48086



EXISTING & PROPOSED VIEWSHED - F

Not to Scale

VESTING TENTATIVE TRACT MAP NO. 48086

Site Aesthetic Qualities

The aesthetic qualities that characterize the site and surrounding areas derive much of their positive aesthetic appeal from the rugged, undeveloped nature of the terrain. With the exception of powerlines, fire-breaks, and cuts for infrastructure service roads, the views of the project site and the areas north and east of it are generally free of development.

The prominent visual character of the site is imparted by the steep slopes and the backdrop of natural ridges. On some of the slopes, bedrock is exposed in places and, in others, the surfaces appear rock-strewn and barren. The main stream courses in canyon bottom locations are distinguished by cut channels lined with larger rocks and stream-worn boulders. As previously indicated, views of these drainage course features are primarily limited to the southwest corner of the site.

The site is recovering from a fire that swept almost the entire site in the fall of 1995. While new brush is re-sprouting from charred stems throughout the site, views from the site's terrain appear barren to sparsely vegetated. Under un-burned conditions, the site's vegetation is transitional between coastal sage scrub and inland desert scrub communities. Brush cover on higher, sunny, south-facing slopes is generally less densely developed and consists of coastal sage scrub and grassland. On less-steep, lower slopes and on alluvial soils of valley bottoms, the vegetation grades into denser brush cover with occasional scrub oaks and California junipers. As illustrated in the photographs, the most sparsely vegetated south-facing slopes are most visible in public views from off-site.

Public Site Visibility

Due to topographic constraints, public viewing locations from which the proposed site can be seen are essentially confined to the Antelope Valley Freeway and limited portions of Soledad Canyon Road.

Soledad Canyon Road parallels the south side of the freeway for a distance of approximately 2,200 feet. The road's grade elevations range to 30 feet below those of the adjacent freeway. As illustrated in **Figure 4.8-2**, Viewshed A, views of the site from Soledad Canyon Road while traveling northeasterly are completely blocked by existing topography. Portions of the adjacent Stonecrest residential community are conspicuously visible from this vantage point at pad elevations of 1871' to 2108' along the ridgeline.

Foreground and middle-distance views of the site from the north-bound lanes of Soledad Canyon road are effectively blocked by the knoll at the southeast corner of the site and by the raised freeway roadbed embankments. Where the Soledad Canyon Road grade is nearly equal with that of the freeway (south of the Spring Canyon freeway underpass) limited, north-bound views of the site are possible. However, the views are directed past and away from the proposed development locations on the site by the path of the road, which curves easterly, away from the site. Foreground and middle-distance views of the site are briefly available from Soledad Canyon Road near the Spring Canyon freeway underpass, although primarily to south-bound traffic. On-site ridgelines limit general visibility of the site and confine views of the potential development envelope to the extreme southwest corner area of the site.

Distant views of the site are visible from Soledad Canyon Road where it enters the broader floor of the Santa Clara Valley from Soledad Canyon (south-bound views). The distant views are directed toward the upper slopes of the site. The lower slopes and the interior valleys are hidden from view by the upraised freeway embankment, knolls and road-cuts, and on-site ridgelines.

Views from the Antelope Valley Freeway

The Antelope Valley Freeway fronts the south side of the site in a southeasterly to northeasterly direction. The freeway maintains an average 3.0% gradient as it climbs 220 feet in passing by the site. The freeway is also perched on a roadbed having embankments from 80 to 120 feet above the Santa Clara River. To accommodate the elevated routing above the floodplain of the Santa Clara River, the freeway cuts across the toes (lower ends) of the spur slopes which form the drainage divides between Tick Canyon (west of the site) and Tapie and Spring Canyons (on-site), and Bee Canyon (east of the site). The result is that a series of abrupt, steep road cuts flank the north side of the freeway. The road cuts form an intermittent barrier that blocks interior site visibility for considerable distances. Gaps between the road-cuts create "visibility windows" through which foreground to middle-distance views of the site are briefly available to motorists traveling at freeway speeds.

A prominent knoll rises 77 feet above the level of the freeway near the southwest corner of the site, which blocks portions of site visibility from both north-bound and south-bound lanes of the freeway. From locations south of the site, a "visibility window" permits narrowed north-bound views which cut diagonally toward the center the site. The visual gap extends south from the knoll for 1,200 feet to the road cut through the

drainage divide between Tapie and Tick Canyons. A second, and longer "visibility window" covering a roadside distance of approximately 1,600 feet lies north of the knoll. The second gap, although having a longer freeway frontage, offers a lesser view of the interior of the site. The interior ridge which forms the drainage divide between Spring Canyon and Tapie Canyons, parallels the freeway and acts to block the visibility of terrain lying north of it (see **Figures 4.8-4, 4.8-5 & 4.8-6**). At 65 mile per hour freeway speeds the 1,200 foot gap would be passed by in less than 13 seconds, and the 1,600 foot gap in less than 17 seconds. Site visibility from the freeway may variably be influenced by the lane location, the direction of travel, and traffic congestion.

North-bound traffic faces toward the mouths of the on-site canyons, allowing narrow views into the site through the "visibility window" south of the knoll at the southeast corner of the site. Views through the second (longer "visibility window") quickly become peripheral to the direction of travel as vehicles pass by it. The interior ridge between Spring and Tapie Canyon also becomes a barrier to visibility of the interior areas of the site. Higher elevation peaks and ridgelines both on- and off-site are visible in the background.

The south-bound lanes pass closest to the subject property and provide the best opportunities for unobstructed foreground views through the two "visibility windows". Such views are limited to only the immediate foreground areas, however, by the view-blocking interior ridge and by road cuts which border the freeway. Potential views of the site from south-bound lanes would also tend to be more peripheral due to the direction of travel, which cuts diagonally across and away from the mouths of the on-site canyons. The existing and proposed viewsheds illustrated in **Figures 4.8-2** through **4.8-7** illustrate the limited views of the site and the existing Stonecrest development along the ridge on the westerly property boundary.

Threshold of Significance

The proposed project would result in a significant visual impact if it:

- Is substantially visible from or will obstruct views along a scenic highway (as shown on Scenic Highway Element), or is located within a scenic corridor;

- Is substantially visible from or will obstruct views from a regional riding or hiking trail;

- Is located in a undeveloped or undisturbed area which contains unique aesthetic features;

- Is out of character in comparison to adjacent uses because of height, bulk or other features.

Project Impacts

The project proposes to develop a 3.2-acre fire station site, a 1.8-acre sheriff sub-station lot, 18.0 acres of passive park land, and 542 single family residential lots on 211.4 acres on an undeveloped site adjacent to existing residential development. Streets would occupy another 34.3 acres of the site. Implementation of the project as proposed would result in the conversion of 268.7-acres of the site from natural open space foothill terrain to residential development, public service lots, and park land. Approximately 279.4-acres of the site would remain as dedicated open-space. The applicant is also proposing a ±9.0-acre elementary school site contiguous to the southwest corner of the site. Potential visual impacts would stem from the loss of undeveloped open space on those portions of the site that would be transformed to urban uses.

Development of the residential lots, streets, and public facility pads would involve grading of 44 percent of the site (approximately 242 acres). The grading required to implement the development would take the form of an ascending sequence of terraced lots. The lowest-elevated lots would be located on compacted fill placed in the lower floor areas of Tapie and Spring Canyons. Currently, these areas have surface levels some 50 feet below that of the nearby freeway. Fill depths of 40 to 50 feet would raise the valley bottoms, creating wider buildable areas. The compacted fill would result in the raising of residential lot pads nearest the SR-14 right-of-way to elevations nearly equal to or slightly higher than those of the freeway.

A portion of the interior ridge separating Tapie and Spring Canyons would be terraced, widened, and heightened near its base with combinations of cut and fill slopes. Lots located on compacted fill at the base of the ridge, nearest the freeway, would begin with pad elevations at 1,806 feet. The lots at the base of the ridge would be situated at an elevation approximately 6 feet higher than the freeway and would step sequentially uphill to the highest lot at an elevation of 2,100 feet.

The freeway ascends in elevation from 1,790 to approximately 1,820 feet where it fronts along the longer of the two site "visibility windows". Residential lots paralleling closest to the freeway along this "visibility

window" range in elevation from 1,802 feet (Lot 524) to 1,856 (Lot 514) along the ridgeline between Tapie and Spring Canyons. The above residences and lots would be closest to the freeway and would block views toward the interior of the proposed development envelope. See **Figures 4.8-4, 4.8-5 & 4.8-6**). The future Fire station, Sheriff sub-station, a school site pads would also be located along the freeway at proposed elevations of 1780', 1760', and ±1800', respectively.

Residential lots would cover 211.4 acres of the site, and of this area, buildable pads would occupy approximately 100 acres. The remaining 111 acres contained within designated residential lot boundaries would be divided between areas remaining either in natural slopes or manufactured slopes with a maximum 2:1 slope ratio. The vertical separation between adjacent pads seldom exceeds 12 feet, and as such would eventually come to be covered and obscured by ornamental landscaping. However, selected cuts on natural slopes and manufactured "slope-steps" between interior tiered-street levels would be considerably higher. Of the taller manufactured slopes, the majority would face toward the interior of the project (easterly and westerly) and would not easily be visible from off-site (in public views from the south). Approximately mid-way up the ridge between Tapie and Spring Canyons a manufactured slope of 80 feet which steps up from lots with elevations near 1,880 feet to ones at 1,960 feet. This slope would face southerly, toward the north-bound freeway lanes and would potentially be briefly visible from locations southwest of the site.

Lots on the interior of Tapie Canyon would be obscured by topography, by houses and landscaping proposed in the foreground and by the prominent east-west trending ridge that extends on-site from the westerly boundary. This ridge will remain unaltered within Lots 18, 29, 30, 42 and 43 (see mitigations). As illustrated in Figures 4.8-3, 4.8-4, and 4.8-5, homes will be highly visible for two brief periods (13 and 17 seconds, respectively) from the freeway. However, as illustrated, those views will be framed by either existing Stonecrest development at higher elevations than the proposed project, or by prominent undisturbed peaks and ridgelines that form the skyline. The existing skyline will be broken only briefly by proposed homes on the central ridgeline between Tapie and Spring Canyons, and those homes will be at elevations approximately 30-40' lower than the homes under construction in the Stonecrest development.

Effects on Public Views from Adjacent Streets and Highways

The Antelope Valley Freeway (SR 14) is a route which carries a "Second Priority Study Route" status under the Santa Clarita Valley Scenic

Highway Plan. This designation places areas visible from along it in a category about which public concerns have been expressed and identified for the protection of visual resources. Secondly, the location of the site adjacent to a heavily traveled freeway also assures that large numbers of people would have opportunities to view the proposed development.

Completion of the project would result in the transformation of 268.7 acres of the 548.1 acre site into a single-family residential urban landscape, leaving approximately 279.4 acres (51 percent of the site) in open space. The open space areas occupy the higher interior and perimeter ridges of the site and are the most visible site terrain elements which are seen from over the greatest distances on adjacent public streets and highways. The proposed on-site open space terrain and other nearby ridgelines frame and enclose the project site in such a way, however, that actual public visibility of the proposed grading envelope is limited. Some of the more conspicuously visible project related features would be oriented toward the interior of the project so that they would not be visible in views from off-site. In addition, the proposed open-space areas would retain a substantial proportion of scenic landscape features, including the higher elevation ridge lines on-site. The backdrop of natural hillsides and ridgelines would preserve the existing rugged skyline that is characteristic of the natural area around the project site.

In ordinary line-of-sight views available to south-bound motorists on the freeway and Soledad Canyon Road, the majority of the proposed development envelope would not be visible due to the topographic relief of the site and adjacent properties. South-bound motorists would have brief views of the proposed sheriff station, fire station and school site, along with the residences proposed immediately along Valley Canyon Road and the on the toe of the main ridgeline between Spring and Tapie Canyons. The existing homes of the Stonecrest development on the ridge above and west of the proposed development would also be visible along the skyline from this vantage. On-site topography would shield the proposed residences in the central and northwest portions of Tapie Canyon from view. The major ridge that runs parallel to the freeway along the property's southeasterly boundary would shield the southbound motorists view of the homes proposed along the middle and upper portions of the ridgeline that separates Spring and Tapie Canyons. In order to see the homes on the main ridgeline from this travel direction, a motorist would have to turn north more than 90° from center at the point just past the prominent knoll that is adjacent to the freeway south of the intersection of "A" Street and Valley Canyon Road.

In ordinary views available to north-bound motorists on the 14 Freeway, approximately half of the development envelope would be briefly visible. Homes proposed along the Spring Canyon ridgeline would represent the area of highest visibility as they will be at eye level or higher for motorists traveling in this direction. The preservation of the ridgeline that extends onsite from the Stonecrest development easterly will serve to shield the views of the proposed homes in the northwest portion of Tapie Canyon. The proposed school site, sheriff station, fire station, and residences in the southerly and central portion of Tapie Canyon will also be briefly visible to the north-bound freeway motorist. The presence of the prominent offsite ridgeline along the Stonecrest development's easterly boundary will shield views of these portions of the site until the motorist is immediately south of the proposed school site. At that point, a window of opportunity for views of the south, central, and easterly portions of Tapie Canyon, including the ridgeline, will be available for approximately one-fifth of a mile, after which, the prominent knoll north of the freeway will shield the view. After the knoll, the proposed sheriff station, fire station, and the first row of homes along the south side of "V" Street would be visible. At that point, the elevations of the homes on the ridge would block the views of the homes proposed in Tapie Canyon. Beyond that point, the major ridge that runs parallel to the freeway along the property's southeasterly boundary would shield the northbound motorists view of the homes proposed along the middle and upper portions of the ridgeline that separates Spring and Tapie Canyons.

Views of the site from Soledad Canyon Road are, and will continue to be limited to the view provided through the Spring Canyon Road underpass due to the topographical height of the freeway. Off-site topography westerly and easterly of the site prohibit views of the site from either of those directions on Soledad Canyon, as well.

The combination of limited visibility (primarily from one direction) and brevity of sight (primarily from freeway travelers) indicates that the lower elevation portions of the project would not be highly visible for more than a few seconds. The homes proposed on the main ridgeline would be most visible to the northbound traveler, and as discussed above, those views would be brief. Overall, development of the project as proposed would involve the transformation of foreground views from rural open space to residential uses. The density and housing style proposed would be in character with the existing adjacent residential development (Stonecrest), which has homes at 30-40-foot higher elevations than proposed for the Spring Canyon project. This, combined with the fact that background views of prominent natural peaks, ridge lines, and open spaces would not

be obscured by the project, helps to reduce the visual impacts of the project. However, since the project proposes homes on a main ridgeline, and those homes would be visible from the freeway, albeit briefly, the visual impacts of the project may remain potentially significant.

Cumulative Impacts

The Antelope Valley Freeway viewshed corridor extends from both sides of the freeway to the successions of ridgelines that form the southern and northern viewshed limits. The north side of the freeway is characterized by urban residential land uses and open space. Industrial land uses are prominent along the south side of the freeway in public views available from the freeway and Soledad Canyon Road.

Foreground views of an existing mobile home park and of sand and gravel operations on the Santa Clara River floodplain are conspicuous from the freeway because of its elevated location overlooking the river valley. Across the river (south of the proposed project site) petroleum extraction and mining and processing operations for sand, gravel, and stone are also conspicuous. Such uses are likely to continue for the foreseeable future as the California State Mining and Geology Board (DMG) has designated large tracts in the vicinity of existing mineral extractive industries as Mineral Resource Zones-2 (MRZ-2).

Curtis Sand & Gravel, a mining operation, is located on the floodplain north of the river closest to the freeway and Soledad Canyon Road making it among the most conspicuous of local industrial activities. P.W. Gillebrand operates sand and gravel mining and processing operations on both the flood plain and steep slopes in a narrow canyon south of the river. The canyon mining operation has reached elevations of 2,400 feet, a height of 700 feet above the Santa Clara Valley floor. A number of companies conduct surface mining operations in Soledad Canyon on the south side of the ridgeline which forms the Antelope Valley Freeway viewshed boundary (the south side of Bee Canyon). At present those mining operations are not visible within the viewshed containing the proposed project site.

The Transit Mixed Concrete Company (TMC) is processing an application to excavate 80 million tons of material containing 56 million tons of aggregate resources from their mineral lease on the south side of the Bee Canyon viewshed boundary (between 1994 and 2014). This application has been denied by the County of Los Angeles' Regional Planning Commission but, is currently in the appeal process. If ultimately approved as proposed, mining on the south side of the of the ridge would result in a

lowering of the southern viewshed boundary ridgeline by 200 feet. TMC also proposes to dispose of eight million cubic yards of fines (waste material) from their mining operation over a 54 acre site on the north-facing slopes that overlook Bee Canyon. If approved as proposed, the disposal of fines, within the local freeway viewshed area which also contains the project site, would take place over a time span of 17 years. These impacts are considered significant in this project's environmental documentation.

A residential development (Specific Plan and County Project Number 93-147) is planned for the floor of Bee Canyon opposite the freeway from the proposed project site. The status is unknown for this project at this time. As planned, the residential project would consist of 550 manufactured homes spread over a 211.3-acre site. Bee Canyon is a visually exposed site that lies adjacent to the freeway at lower elevations. A few road cuts are present at roadside which would intermittently block views of the proposed residential project in Bee Canyon from the freeway, however, in preliminary processing of that project's EIR, the visual impact was found to be significant.

The proposed project, while representing an eastward expansion of the residential/urban boundary in the Santa Clara River Valley, would be in character with the existing and under-construction Stonecrest residential development and would be functionally connected with it via several roads. However, due to the proposal of ridgetop residences, the project is anticipated to have a potentially significant impact upon the quality of visual resources in the general vicinity. Although incrementally less visually intrusive than the surrounding projects described above, when combined with proposed expansion of mineral extractive industries in the vicinity and completion of a residential project proposed for Bee Canyon, the cumulative impact upon visual resources within the Antelope Valley Freeway corridor could be potentially significant.

Mitigation Measures

With the proximity of the proposed project to the freeway, landscaping, architectural design, and structure placement represent the best available means to minimize visual effects associated with the proposed residential uses. As such, the following standard (S) and project-specific (PS) mitigation's shall be implemented to reduce the project's potential for significant individual and cumulative visual impacts:

- (S) Manufactured slopes shall be landscaped with native and/or County-approved non-invasive plants that would most closely match

natural vegetation in stature, color, and texture, as feasible under the Fuel Modification Guidelines.

- (S) Taller shrubs and trees should be planted in naturally appearing patterns near downslope edges of pads to conceal and disguise the geometrical shapes of manufactured slopes.

- (PS) Residential structures of lots located atop the highest manufactured slopes, with freeway-oriented rear yards, (lots 483-486, and lots 507-521) shall be sited with minimum front yard setbacks to maximize setbacks from the backyard edges of pads to lessen potential visibility of structure walls.

- (PS) Lots 18, 29, 30, 42 & 43 shall be deed restricted from any major alteration of the natural topography of the main ridgeline beyond the initial graded pad in order to maintain a natural view of that ridge.

- (PS) Residential structures shall be sited, to the extent feasible, so that the side walls lowest in height and/or which exhibit the least massing effect, are oriented in downhill directions; and that roof slopes mirror as closely as feasible the prevailing slope of the prevailing terrain.

- (S) Natural building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) shall be used on exterior surfaces of all structures, including water tanks, walls, and fences.

- (PS) Understories and retaining walls higher that six (6) feet shall be in tones compatible with the surrounding terrain using textured materials or construction methods which create a textured effect. Native vegetation to screen retaining walls shall be planted, where consistent with fire safety.

- (PS) Project night-lighting for streets, parkways, pedestrian walkways, and other public use areas shall be hooded, directed, and/or of limited heights to minimize night-time light spill-over effects, while meeting public safety concerns.

- (PS) Lighting planned for the proposed park near the Spring Canyon Road freeway underpass shall be limited to low, directed, and/or hooded lighting of parking areas, activity areas, and walkways sufficient for maintaining security of facilities and assurance of public safety. Tall lighting standards designed to permit night-time group use of park facilities, which could result in glare to the freeway shall not be permitted.

Conclusion

Buildout of the proposed project would result in conversion of approximately 50% of the site to an urban use, similar to adjacent new developments. It would also result in an incremental loss of natural open space along a freeway having a Second Priority Study Route designation in the Santa Clarita Scenic Highway Plan. The proposed project's expansion into previously undeveloped terrain has the potential of creating significant adverse visual impacts. However, the natural terrain features that surround and limit visibility of the existing site will remain intact, even with the completion of the proposed project. Those same elevated terrain features would act to limit visibility of most of the proposed development envelope.

In addition, existing natural features such as peaks and ridgelines that surround and frame the site shall remain intact. The homes proposed on the ridgeline between Spring Canyon and Tapie Canyon will be visible, but will be framed in northeasterly views by natural geomorphic features on- and off-site. Westerly views of the homes in Tapie Canyon and on the toe of the main ridgeline will be framed by natural hillsides on-site and the Stonecrest homes along the westerly property boundary's north-south trending ridgeline.

Given the above information and the implementation of the above mitigation measures, the project's potential significant impacts on visual resources would be greatly reduced. However, due to the proposed placement of homes along a prominent ridgeline adjacent to a freeway having a Second Priority Study Route designation in the Santa Clarita Scenic Highway Plan, the visual impacts of the project would remain significant.

4.9 TRAFFIC & ACCESS

Introduction

A traffic study was performed by KHR Associates in order to identify and evaluate the potential project-related traffic impacts to the local roadway system. A copy of the traffic study entitled "*Shadow Pines (V.T.T.M. 48086) Traffic Impact Study*", dated October 4, 1999 is included in Appendix D of this document.

The methodology used in the analysis involved the evaluation of the project-related impacts at six (6) key intersections in the vicinity of the project site. The County of Los Angeles Department of Regional Planning (LACDRP) and the County of Los Angeles Public Works Department (LACDPW), as well as the City of Santa Clarita were consulted regarding the traffic roadway design issues that may be associated with the proposed project. The Intersection Capacity Utilization (ICU) technique was used to determine Volume-to-Capacity (V/C) ratios and associated Levels of Service (LOS) at the six study intersections.

Project Background

The proposed development site consists of approximately 548.1 acres of vacant land located in the northwest portion of unincorporated Los Angeles County, approximately three-quarters of a mile east of the city limits of the City of Santa Clarita. The site is situated immediately north of State Route 14 (SR-14, Antelope Valley Freeway, or 14 Freeway) between Shadow Pines Boulevard and Agua Dulce Canyon Road. Soledad Canyon Road is also located south of the site, parallel to the 14 Freeway.

Regional access to the site from the Greater Los Angeles Basin and the Santa Clarita Valley and Antelope Valley is provided via State Route 14. Local access to the site is provided by Spring Canyon Road and Valley Canyon Road via Soledad Canyon Road[1]. Tract 31973 (known as Stonecrest) lies immediately to the west, and contiguous to, the subject project site. This hillside residential development is currently under construction, with some portions fully improved and occupied. Roadway extensions from the Stonecrest development would provide partial access (2 routes) to the subject project from the west.

[1] This road was recently re-named "Stonecrest Road", but appears as "Spring Canyon Road" on local maps and VTTM 48086. For the purposes of this report, this road will be referred to as Spring Canyon Road.

The project consists of 542 single-family residential lots, three open space lots, one fire station lot, one sheriff sub-station lot, and two park site lots. A 9.0±-acre elementary school site is also proposed contiguous to the project site.

Traffic-Related Issues

Based upon discussions with the County of Los Angeles Department of Public Works and the City of Santa Clarita Traffic Engineer, the following six intersection locations were identified as exhibiting the potential for being significantly impacted by project-generated traffic:

- Soledad Canyon Road at Sand Canyon Road (Signalized)
- Soledad Canyon Road at State Route 14 on-off ramps east of Sand Canyon Road (Signalized)
- Soledad Canyon Road at Shadow Pines Boulevard (Signalized)
- Soledad Canyon Road at State Route 14 westbound on-off ramps (Stop Control at ramp terminal)
- Soledad Canyon Road at State Route 14 eastbound on-off ramps (Stop Control at ramp terminal)
- Soledad Canyon Road at Spring Canyon Road (three legged intersection; Spring Canyon Road Stop Control at Soledad Canyon Road)

The traffic study also included an analysis of the rural, two-lane roadway segment of Soledad Canyon Road between State Route 14 and Spring Canyon Road, and the segment of State Route 14 between Sand Canyon Road and Soledad Canyon Road. Traffic issues pertaining to the proposed elementary school site were also incorporated into the analysis.

Level of Service

The *Level of Service* (LOS) of a roadway segment or an intersection is a defined measure of prevailing traffic, design, and operational conditions. The LOS, denoted alphabetically from "A" to "F," best to worst, is an evaluation of the degree of congestion, roadway design constraints, delay, accident potential, and driver discomfort experienced during a given period of time - typically during the peak hour or on a daily basis. While LOS "A" is the most desirable operational state for a roadway segment or intersection, LOS "C" is considered a benchmark for planning purposes.

In more urbanized areas, LOS "D" is an accepted condition for peak hours of vehicular travel on major streets and highways.

The LOS may be quantitatively calculated by a number of methods that generally compares traffic volumes with the physical and operational capacity of a roadway section or intersection to carry traffic demands placed upon it. For roadway segments, the volume-to-capacity (V/C) ratio is indicative of LOS. **Table 4.9.1** lists typical service volumes, along with corresponding V/C ratios, for various types of urban arterials at LOS ranging from "A" to "F." The LOS for roadway segments are generally used for planning purposes only, and do not necessarily indicates operational LOS during peak hours. **Table 4.9.2** provides similar LOS definitions for intersections.

TABLE 4.9.1

Level of Service & Service Volumes for Urban Arterial Highways

Average Daily Traffic Service Volumes

Level of Service	V/C Ratio	Description	6-Lane Divided	4-Lane Divided	4-Lane Undivided	2-Lane Undivided
A	≤0.60	Free Flow - low volumes; little or no delay throughout the day or during peak hours.	33,780	22,500	15,000	7,500
B	≤0.70	Stable Flow - relatively low volumes; acceptable delays experienced through- out the day; some peak hour congestion.	39,410	26,250	17,500	8,750
C	≤0.80	Stable Flow - but some delays through- out the day and during peak hours. (This level of service is considered the standard for urban designs.)	45,040	30,000	20,000	10,000
D	≤0.90	Approaching Unstable Flow - poor, yet tolerable delays experienced through- out the day. Peak hours may experience significant congestion and delays.	50,670	33,750	22,500	11,250
E	≤1.00	Unstable Flow - heavy congestion and delays experienced throughout the day and during peak hours. Volumes at or near capacity.	56,300	37,500	25,000	12,500
F	>1.00	Forced Flow – both speeds and flow of traffic can drop to zero. Stoppages may occur for long periods with vehicles backing up from one intersection through another. (Referred to as a "gridlock" condition)	*This condition represents system breakdown and does not have a specific relationship to service volumes.*			

SOURCE: Highway Capacity Manual, Special Report 209

TABLE 4.9.2

Level of Service Descriptions

A	Uncongested operations; all vehicles clear in a single signal cycle	0.00 - 0.60
B	Uncongested operations; all vehicles clear in a single signal cycle	0.61 - 0.70
C	Light congestion; occasional backups on critical approaches.	0.71 - 0.80
D	Congestion on critical approaches, but intersection functional. Vehicles required to wait through more than one cycle during short peaks. No long-standing lines formed	0.81 - 0.90
E	Severe congestion with some long-standing lines on critical approaches. Blockage of intersection may occur if traffic signal does not provide for protected turning movements.	0.91 - 1.00
F	Total breakdown with stop-and-go operation.	1.01+

The Intersection Capacity Utilization (ICU) technique is a frequently employed methodology used in the preparation of traffic impact analyses and/or for basic transportation planning purposes, which provides a clear and easily understood basis for comparing development generated impacts at a particular intersection. The ICU technique was used to determine capacity utilization (volume to capacity, or V/C ratio) and associated level of service (LOS) at the six study intersections.

In calculating levels of service on the freeway, the volume (V) for each of the freeway mainline segments was compared to the traffic carrying capacity (C) of those mainline segments of the freeway. For purposes of this study it was assumed that a freeway lane on the mainline freeway can accommodate a maximum of 2,000 vehicles per hour.

With respect to roadway segments, in particular the two-lane rural segment of Soledad Canyon Road between State Route 14 and Spring Canyon Road, the determination of the LOS utilized the two-lane highway techniques of the Highway Capacity Manual, Special Report 209, Transportation Research Board, (1985). The calculation sheets that show the various input parameters used for the two-lane highway conditions analyzed are included in Appendix D of this DEIR.

Trip Generation Rates

Applicable *trip generation* rates for residential developments are typically expressed in trip ends per dwelling unit, and may be found in various authoritative documents, including the Institute of Transportation

Engineers' (ITE) *Trip Generation* manual. The trip generation data typically include average weekday and peak hour rates that correspond with the peak periods of commuter traffic. A wide assortment of land uses, including residential, are included.

The trip generation rates assumed for the proposed development were 9.59 trip ends per dwelling unit per average weekday, 1.01 trip ends per dwelling unit during the A.M. peak hour, and 0.74 trip ends per dwelling unit during the P.M. peak hour. In addition, a trip generation rates assumed for the proposed elementary school were 1.09 trip ends per student per average weekday, and 0.30 trip ends per student during the A.M. peak hour. During the P.M. peak hour of traffic on adjacent roadways, it was assumed that the elementary school generates negligible amounts of traffic. Furthermore, the proposed fire station and sheriff sub-station were assumed to generate negligible amounts of traffic during the A.M. and P.M. peak hours. These trip generation rates are consistent with the assumptions made for other single-family residential projects in the Antelope Valley.

Trip Distribution/Trip Assignment

Travel demand forecasting includes the process of *trip distribution* and *trip assignment*. Trip distribution signifies the general direction of travel by traffic generated to and from a given project site or area. Trip assignment signifies the particular streets and highways used by traffic generated to and from a given project site or area. These steps are often combined for small projects and/or small areas of analysis. Trip distribution/trip assignment is then used to predict the patterns of traffic generated by a given project site or area, taking into consideration several factors, including: observations of existing traffic patterns; surrounding land uses; volumes of traffic on key streets and highways; the traffic carrying capacity of these key streets and highways; and site access restrictions, if any.

Existing Conditions

The relevant existing land uses, development, and transportation-related conditions in the vicinity of the subject project site are described below. This is a summary of the information contained in the traffic impact study. The full report is available in Appendix D of this document.

Land Uses

The Spring Canyon project site is currently vacant and consists of hilly to mountainous terrain. Types of residential dwelling units in the vicinity of the project site include single-family detached homes and mobile home units. The large single-family residential project known as Stonecrest is contiguous to the project site's westerly boundary. Commercial centers in the vicinity of the site are located along the State Route 14 corridor.

Circulation System

Regional access to the proposed project site is provided by the Antelope Valley Freeway, located immediately south of the project site. In the vicinity of the project site, State Route 14 presently consists three eastbound travel lanes, including one high-occupancy-vehicle (HOV) lane; and three westbound travel lanes, including one HOV lane.[2] Based upon the latest Caltrans traffic data, the 14 Freeway carried approximately 79,000 vehicles per day in the vicinity of the site in 1996. A "modified" diamond interchange with Soledad Canyon Road is located about 1/2 to 3/4 miles west of the project site. The interchange is "modified" since the NB off ramp intersects and joins a two-way access road to a mining facility located on the south side of the 14 Freeway west of the off-ramp location.

Soledad Canyon Road is a major east-west roadway, and runs generally parallel to the Freeway in the vicinity of the project site. However, it crosses State Route 14 at its interchange with the Freeway. Soledad Canyon Road is designated a "Secondary Highway" by the County of Los Angeles (64-foot travel-way measured curb to curb in an 80 foot right of way).

East of its interchange with State Route 14, Soledad Canyon Road runs parallel and along the south side of the Freeway. This segment of Soledad Canyon Road is presently best described as a two-lane (one each direction) rural highway. A posted speed of 55 mph is in place, except where horizontal curves in the roadway necessitate speed reductions to 40 mph. This roadway is characterized by rolling type terrain in the area between State Route 14 and Spring Canyon Road.

[2] State Route 14 has a general overall north-south orientation throughout its entire length. However, in this region its orientation is closer to east-west, therefore, this report considers the Palmdale direction to be eastbound and the Los Angeles direction to be westbound.

West of the project site and its interchange with the 14 Freeway, Soledad Canyon Road runs parallel along the north side of State Route 14. This segment of Soledad Canyon Road is fully improved as a four-lane divided roadway with a raised median, separate left turn lanes at intersections, and curbside stopping prohibitions.

Along Soledad Canyon Road, the intersections of Shadow Pines Boulevard, Sand Canyon Road, and the State Route 14 on/off ramps east of Sand Canyon Road are presently signalized. The off ramps for both directions of State Route 14 at Soledad Canyon Road near the project are stop sign controlled at the ramp terminals with Soledad Canyon Road.

Spring Canyon Road is presently a 36-foot north-south poorly-maintained asphalt roadway (as measured between freeway support columns), that intersects Soledad Canyon Road just south of the 14 Freeway. North of State Route 14, Spring Canyon Road connects with Valley Canyon Road, a narrow asphalt roadway that parallels State Route 14 for a limited distance to the east and west. The current traffic volume on this roadway is extremely low, approximately 70 vehicles per day.

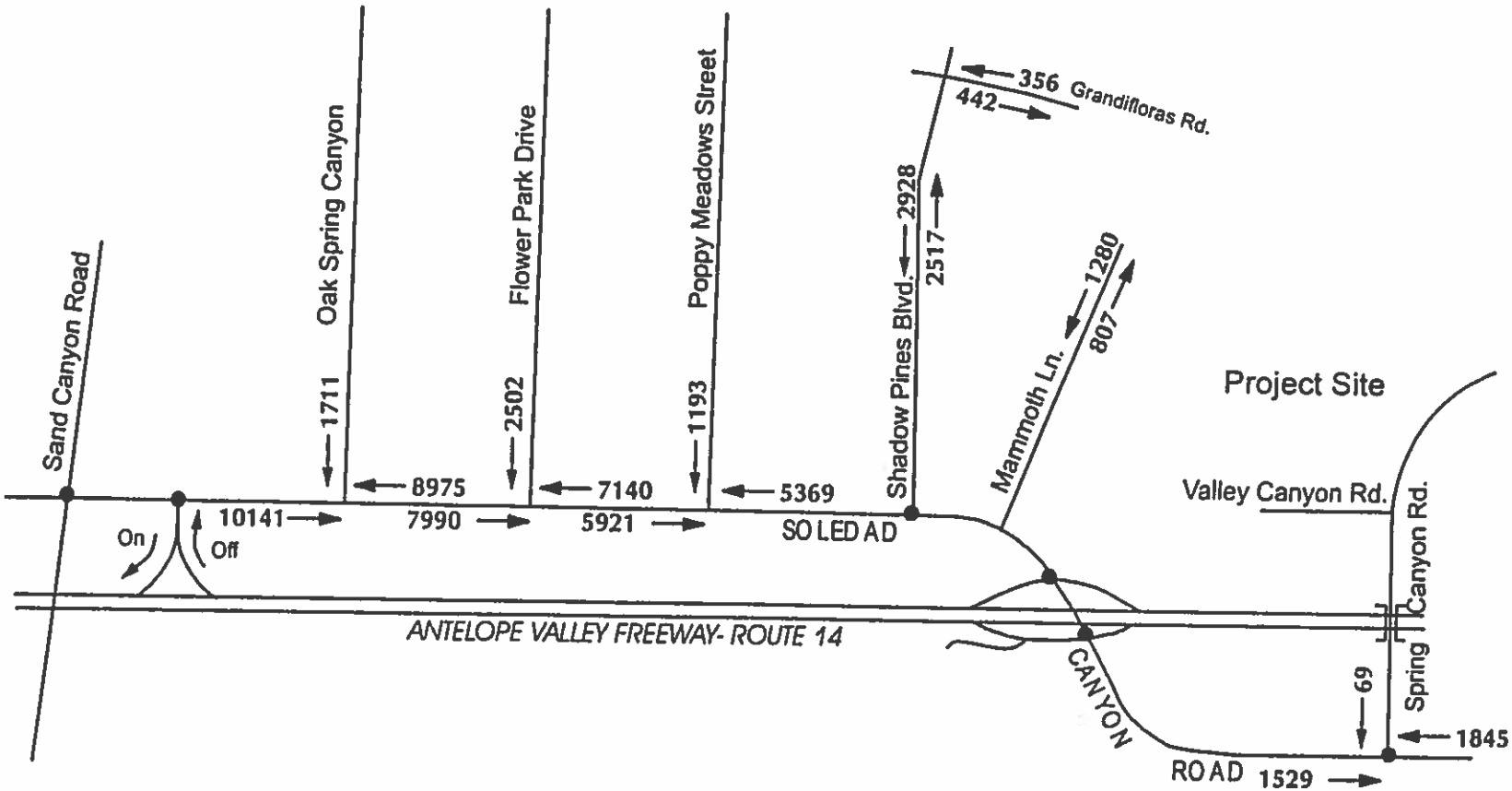
Existing Traffic

Existing traffic in the vicinity of the project site was documented via 24-hour directional traffic counts on roadway segments and A.M. and P.M. peak hour turning movement traffic counts at key intersections. Traffic count data sheets may be found in Appendix D of this report.

Figure 4.9-1 shows the existing 1997 Average Daily Traffic (ADT) volumes, by direction, on selected roadways in the vicinity of the project site. These ADT volumes are based on the 24-hour traffic counts by Counts Unlimited.

Existing Levels of Service

Existing levels of service were calculated for signalized and unsignalized intersections, roadway segments, and freeway locations. As directed by the County Department of Public Works Traffic and Lighting staff, the unsignalized intersections were analyzed assuming they were signalized to provide consistency between the capacity results at intersections analyzed in the study.



EXISTING AVERAGE DAILY TRAFFIC VOLUME

Not to scale

Source: KHR Associates

Figure 4.9-1

Table 4.9.3 summarizes existing levels of service for each of the six study intersections for both the A.M. and P.M. peak hours. The intersections of Sand Canyon Road/Soledad Canyon Road; Soledad Canyon Road/ State Route 14 on/off ramps east of Sand Canyon Road; and Soledad Canyon Road/Shadow Pines Boulevard are within the City of Santa Clarita. The intersections of Soledad Canyon Road/ State Route 14 westbound ramps; Soledad Canyon Road/State Route 14 eastbound ramps; and Soledad Canyon Road/Spring Canyon Road are within the jurisdiction of the County of Los Angeles. The ICU values are equivalent to the volume/capacity ratio for the signalized intersections. As **Table 4.9.3** indicates, four of the intersections operate at the "best" level of service (LOS A) during both A.M. and P.M. peak hours while Sand Canyon Road and Soledad Canyon Road intersection operates at LOS B during both A.M. and P.M. peak hours.

TABLE 4.9.3

SUMMARY OF EXISTING INTERSECTION LEVELS OF SERVICE
V.T.T.M. 48086

	A.M. Peak Hour		*P.M. Peak Hour*	
City of Santa Clarita Intersections	***ICU***	***LOS***	***ICU***	***LOS***
Sand Canyon Road/Soledad Canyon Road	0.61	B	0.68	B
Soledad Canyon Road/SR-14 On/Off Ramps E/o Sand Canyon Road	0.54	A	0.57	A
Soledad Canyon Road/Shadow Pines Boulevard	0.30	A	0.41	A
Los Angeles County Intersections				
Soledad Canyon Road/SR-14 W/B Ramps	0.41	A	0.21	A
Soledad Canyon Road/SR-14 E/B Ramps	0.50	A	0.31	A
Soledad Canyon Road/spring Canyon Road	0.47	A	0.26	A

The Los Angeles County Intersections are currently unsignalized intersections. It is the County's policy to require that these intersections be analyzed as signalized intersections.
ICU = Intersection Capacity Utilization
LOS = Level of Service

Roadway and Freeway Segments' Analysis

These roadway segment analyses utilize a volume to capacity (V/C) ratio for measuring the traffic moving on the segment, not an intersection capacity utilization measurement. The significance criteria is also different for roadway segments versus intersections. For roadway segments, including freeways, there is a significant impact only if the LOS deteriorates from an existing LOS of "A–E" to "F." The results of the

existing two-lane roadway analysis of LOS during A.M. and P.M. peak hours on Soledad Canyon Road between State Route 14 and Spring Canyon Road may be found in Appendix D. The calculations indicate that this segment of Soledad Canyon Road operates at LOS E during the A.M. peak hour and at LOS C during the P.M. peak hour with existing traffic volumes.

The LOS analyses for State Route 14 were conducted utilizing A.M. and P.M. peak hour directional volumes obtained from Caltrans District 7 for mid-1997, in the region south of the Angeles Forest, which, according to Caltrans, were the closest available direct peak hour traffic counts to the Sand Canyon/Soledad Canyon Road section of the State Route 14 near this project. **Table 4.9.4** summarizes the existing levels of service for northbound and southbound State Route 14 freeway conditions. It should be noted that the new HOV lanes are not considered in the **Table 4.9.4** analysis since they did not exist in mid-1997. If included, the added capacity of the HOV lanes is estimated to be one-half that for an unrestricted freeway lane (i.e., 1,000 vehicles per hour per lane).

TABLE 4.9.4

Summary of Existing Freeway Levels of Service

		A.M. Peak Hour			P.M. Peak Hour		
Freeway Segment	***Capacity***	***Volume***	***V/C***	***LOS***	***Volume***	***V/C***	***LOS***
State Route 14 E/B	4,000	1,700	0.42	A	4,100	1.03	F
State Route 14 W/B	4,000	4,100	1.03	F	2,000	0.50	A

V/C = Volume to Capacity Ratio
LOS = Level of Service

Year 2005 Baseline Traffic

The County of Los Angeles and the City of Santa Clarita define "baseline" traffic conditions in different terms. Both agencies consider the baseline year to the estimated year of completion of the proposed project – in this case, 2005. The County of Los Angeles considers the baseline condition in the year 2005 as inclusive of existing-plus-ambient traffic conditions. "Ambient" conditions take into account background increases in traffic as a result of development and maturity of development in the general region of the project site – in this case, the Santa Clarita Valley and Antelope

Valley. The 2005 baseline traffic condition represents a continuation of existing traffic plus an increase in traffic resulting from ambient growth. It does not include anticipated traffic generated by the project or specifically from any other "known" or "related" projects in the vicinity of the proposed project. Under County methods, related-projects are included under the cumulative analysis.

The City of Santa Clarita considers the baseline condition to be the existing-plus-ambient conditions, plus traffic associated with related developments in the vicinity of the project site which are anticipated for completion by 2005. The related projects include projects in the vicinity of the Spring Canyon project site that have been approved for development and will most likely be built by the baseline year. A total of 19 related projects were identified by reviewing the County of Los Angeles Department of Public Works Regional Planning Cumulative Projects List and as provided by the City of Santa Clarita Community Development Department. The general location and identification of these related projects is shown on **Figure 4.9-2**, and the resulting traffic trip generation assumptions for the related projects are summarized in **Table 4.9.5.**

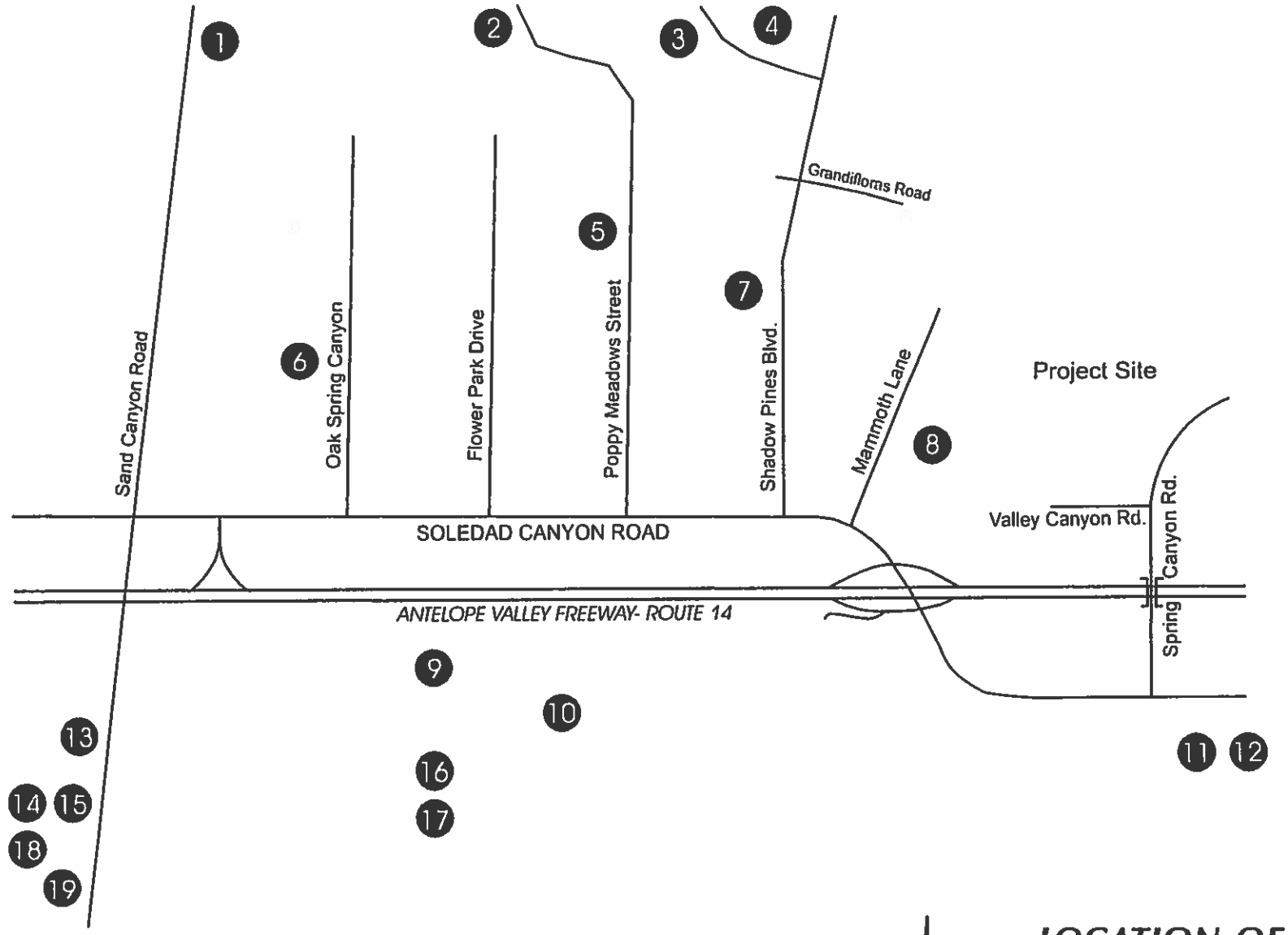
TABLE 4.9.5

Related Projects Trip Generation

Project No./Land Use	No. of Units	A.M. Peak Hour Trips In	A.M. Peak Hour Trips Out	A.M. Peak Hour Trips Total	P.M. Peak Hour Trips In	P.M. Peak Hour Trips Out	P.M. Peak Hour Trips Total
1. PM21643/S.F. Residential	4	1	2	3	3	1	4
2. VTTM49621/S.F. Residential	383	73	221	294	253	134	387
3. TR50262/S.F. Residential	22	4	12	16	15	8	23
4. TR43147/S.F. Residential	26	5	14	19	17	9	26
5. PM21477/S.F. Residential	3	1	2	3	2	1	3
6. TTM49426/S.F. Residential	26	5	14	19	17	9	26
7. TTM51857/S.F. Residential	37	7	20	27	24	13	37
8. TR39943/S.F. Residential	634	76	221	297	265	140	405
9. TR50514/S.F. Residential	15	3	8	11	10	5	15
10. TR37038/S.F. Residential	45	9	25	34	30	16	46
11. CP94129/Manufactured Homes	650	52	208	260	228	137	365
12. CP94129/Mining	-	30	31	61	13	14	27
13. PM24247/S.F. Residential	2	-	1	1	1	1	2
14. PM22667/S.F. Residential	2	-	1	1	1	1	2
15. TR50173/S.F. Residential	14	3	8	11	9	5	14
16. TTM34466/S.F. Residential	299	57	164	221	197	105	302
17. TTM47803/S.F. Residential	140	27	77	104	92	49	141
18. TR50499/S.F. Residential	6	1	3	4	4	2	6
19. TTM49334/S.F. Residential	32	6	18	24	21	11	32

Source - Trips Per Unit from Trip Generation Manual, 6th Edition, Institute of Transportation Engineers.

Per the directives of the County of Los Angeles Department of Public Works, ambient traffic conditions in for the year 2005 were determined by applying an ambient growth rate of 2% per year to existing intersection peak hour traffic volumes. A vehicular growth rate of 1% per year was applied to the existing peak hour freeway volumes in the vicinity of the subject project, based on historical trends in traffic growth for the area and existing capacity limitations on State Route 14.



LOCATION OF RELATED PROJECTS

Not to Scale

Source: KHR Associates

VESTING TENTATIVE TRACT MAP NO. 48086

Figure 4.9-2

For the baseline analysis of intersections under the County of Los Angeles' methodology, the projected existing-plus-ambient traffic volumes were used. For the baseline analysis of intersections under the City of Santa Clarita's methodology, the projected existing-plus-ambient-*plus-related projects* traffic volumes were used. Under both methodologies (i.e., County and City), the roadway network was assumed to be as it exists today (i.e., no new roadways or improvements to existing roadways or intersections, with the exception of the HOV lanes on State Route 14).

The results of the ICU-based LOS analyses for the 2005 existing-plus-ambient traffic conditions are depicted in **Table 4.9.6**. Five of the six study intersections are anticipated to operate at LOS B or better under the existing-plus-ambient year 2005 traffic condition. The intersection of Sand Canyon Road and Soledad Canyon Road is projected to operate at LOS B and C during the A.M. and P.M. peak hours, respectively. Therefore, based on the County's criteria, all of the six study intersections are projected to operate at an acceptable LOS in the year 2005 prior to the addition of the project's traffic or the related-projects' traffic volumes.

TABLE - 4.9.6

Summary of Year 2005 Baseline Intersection LOS
For Existing-Plus-Ambient Conditions (L.A. County Method)
V.T.T.M. 48086

	A.M. Peak Hour		*P.M. Peak Hour*	
City of Santa Clarita Intersections	**ICU**	**LOS**	**ICU**	**LOS**
Soledad Canyon Road/Sand Canyon Road	0.70	B	0.78	C
Soledad Canyon Road/SR-14 On/off Ramps E/o Sand Canyon Road	0.61	B	0.65	B
Soledad Canyon Road/Shadow Pines Boulevard	0.34	A	0.46	A
Los Angeles County Intersections				
Soledad Canyon Road/SR-14 W/B Ramps	0.46	A	0.23	A
Soledad Canyon Road/SR-14 E/B Ramps	0.57	A	0.34	A
Soledad Canyon Road/Spring Canyon Road	0.53	A	0.29	A

ICU = Intersection Capacity Utilization
LOS = Level of Service

The results of the ICU-based LOS analyses for year 2005 existing-plus-ambient-*plus-related projects* traffic conditions are noted in **Table 4.9.7** for City of Santa Clarita intersections only. Exhibits that illustrate the

traffic volumes and turning counts that support **Table 4.9.6 & 4.9.7** are included in Appendix D of this document.

TABLE 4.9.7

Summary of Year 2005 Baseline Intersection LOS For Existing-Plus-Ambient-Plus Related Projects Conditions (Santa Clarita Method)
V.T.T.M. 48086

	A.M. Peak Hour		*P.M. Peak Hour*	
City of Santa Clarita Intersections	**ICU**	**LOS**	**ICU**	**LOS**
Soledad Canyon Road/Sand Canyon Road	0.77	C	0.90	E
Soledad Canyon Road/SR-14 On/off Ramps E/o Sand Canyon Road	0.78	C	0.84	D
Soledad Canyon Road/Shadow Pines Boulevard	0.42	A	0.50	A

ICU = Intersection Capacity Utilization
LOS = Level of Service

As **Table 4.9.7** shows, with the addition of the related projects, the intersections at Soledad Canyon Road/Sand Canyon Road and Soledad Canyon Road/State Route 14 on/off ramps, east of the Sand Canyon Road, are both anticipated to operate at LOS C in the AM peak hour and LOS E and D, respectively, in the PM peak hour for the baseline year 2005. The Soledad Canyon Road and Shadow Pines Boulevard intersection is anticipated to operate at LOS A during both the A.M. and P.M. peak hours.

Freeway LOS analyses for the existing-plus-ambient traffic (L.A. County method) and for the existing-plus-ambient-plus-*related projects* traffic conditions (City's method) in the year 2005 were performed for the 14 Freeway in the Sand Canyon/Soledad Canyon Road region. It was assumed under both scenarios that the HOV lanes exist on State Route 14, and that 20% of the total peak hour volumes will utilize the HOV lanes in the year 2005. The results of these freeway analyses are summarized in **Table 4.9.8** and **Table 4.9.9** for the existing-plus-ambient traffic and for the existing-plus-ambient-plus-related projects traffic conditions, respectively.

TABLE 4.9.8

Summary of Year 2005 Freeway Levels of Service
For Existing-Plus-Ambient Conditions

		A.M. Peak Hour			P.M. Peak Hour		
Freeway Segment	**Capacity**	**Volume**	**V/C**	**LOS**	**Volume**	**V/C**	**LOS**
Mixed Flow SR-14 E/B	4,000	1,473	0.37	A	3,552	0.89	D
Mixed Flow SR-14 W/B	4,000	3,552	0.89	D	1,733	0.43	A
HOV SR-14 E/B	2,000	386	0.18	A	888	0.44	A
HOV SR-14 W/B	2,000	888	0.44	A	433	0.22	A

HOV = High Occupancy Vehicle (Lane)
V/C = Volume to Capacity Ratio

TABLE 4.9.9

Summary of Year 2005 Freeway Levels of Service
For Existing-Plus-Ambient-Plus Related Projects Conditions

		A.M. Peak Hour			P.M. Peak Hour		
Freeway Segment	**Capacity**	**Volume**	**V/C**	**LOS**	**Volume**	**V/C**	**LOS**
Mixed Flow SR-14 E/B	4,000	1,556	0.39	A	3,708	0.95	E
Mixed Flow SR-14 W/B	4,000	3,896	0.97	E	1,915	0.48	A
HOV SR-14 E/B	2,000	389	0.19	A	951	0.48	A
HOV SR-14 W/B	2,000	974	0.49	A	479	0.24	A

HOV = High Occupancy Vehicle (Lane)
V/C = Volume to Capacity Ratio
LOS = Level of Service

As noted in **Tables 4.9.8** and **4.9.9**, the LOS on State Route 14 in both directions will improve with the implementation of the HOV lanes. However, with the addition of the related-projects traffic volumes, the LOS for the mixed flow lanes will deteriorate from D to E for the eastbound P.M. peak hour and the westbound A.M. peak hour of traffic

Soledad Canyon Road between State Route 14 & Spring Canyon Road

Roadway LOS analyses for the year 2005 existing-plus-ambient and existing-plus-ambient-plus-related projects traffic conditions on Soledad Canyon Road between State Route 14 and Spring Canyon Road were conducted using the same two-lane Highway Capacity Manual techniques as were used in the analysis of existing conditions. The year 2005

existing-plus-ambient and existing-plus-ambient-plus-related projects traffic volumes will create LOS E conditions during the A.M. peak hour and LOS C conditions during the P.M. peak hour. This indicates a continuing degradation of operating conditions on Soledad Canyon Road due to ambient traffic growth. The supporting documentation and results of these analyses may be found in Appendix D.

Traffic Signal Warrants

Of the six intersections analyzed for capacity impacts, the following three locations are currently unsignalized:

1. Soledad Canyon Road and State Route 14 Westbound Ramps
2. Soledad Canyon Road and State Route 14 Eastbound Ramps
3. Soledad Canyon Road and Spring Canyon Road

Since the Spring Canyon project proposes the installation of a traffic signal, along with limited roadway widening, at the intersection of Soledad Canyon Road and Spring Canyon Road, only the two freeway ramp locations with Soledad Canyon Road in the County area were reviewed for traffic signal warrants.

In addition, at the request of the City of Santa Clarita, the following intersections have been analyzed for their potential need for traffic signalization (the City did not request capacity analysis be conducted at these locations):

4. Soledad Canyon Road and Oak Spring Canyon Road
5. Soledad Canyon Road and Flower Park Drive
6. Soledad Canyon Road and Poppy Meadows Street

The existing conditions traffic signal warrant analysis was conducted utilizing the existing peak hour traffic volumes for intersection locations 1 through 3, above, and from 24-hour approach traffic counts that were conducted at each of three intersections (location numbers 4 through 6) in the City of Santa Clarita. Traffic count data for location numbers 4-6 above may be found in Appendix D. In accordance with County of Los Angeles Department of Public Works direction, the Caltrans "Peak Hour Volume Warrant (Rural Areas)" was utilized to assess all of the above intersections. The results of the traffic signal warrant analyses are summarized below.

Peak Hour

County Locations	**Warrant**
1. Soledad Canyon Road / SR 14 Westbound Ramps	*Not Satisfied*
2. Soledad Canyon Road / SR 14 Eastbound Ramps	*Not Satisfied*

Peak Hour

City Locations	**Warrant**
3. Soledad Canyon Road / Oak Spring Road	*Satisfied*
4. Soledad Canyon Road / Flower Park Drive	*Satisfied*
5. Soledad Canyon Road / Poppy Meadow Street	*Not Satisfied*

This preliminary analyses indicates that County intersection location numbers 1 and 2, above, do not satisfy the peak hour traffic signal warrant for existing conditions. However, the analysis indicates that two of the three City of Santa Clarita intersections satisfy peak hour traffic signal warrant for existing conditions without any additional traffic (i.e., ambient growth or project traffic). Peak Hour Traffic Signal warrant sheets are included in Appendix D.

The signal warrant analysis for existing-plus-ambient traffic conditions was conducted in a similar manner to that for the existing conditions analysis. The results of the signal warrant analyses are summarized below. These results indicate traffic signal peak hour warrants are satisfied for all of the study intersections analyzed for existing-plus-ambient traffic conditions without any project traffic considered in the potential need for traffic signalization.

Peak Hour

County Locations	**Warrant**
1. Soledad Canyon Road / SR 14 W/B ramps	*Satisfied*
2. Soledad Canyon Road / SR 14 E/B ramps	*Satisfied*

Peak Hour

City Locations	**Warrant**
3. Soledad Canyon Road / Oak Spring Road	*Satisfied*
4. Soledad Canyon Road / Flower Park Drive	*Satisfied*
5. Soledad Canyon Road / Poppy Meadow Street	*Satisfied*

The traffic signal warrants were satisfied for Soledad Canyon Road at both the westbound and eastbound State Route 14 ramps for the existing-plus-ambient condition (pre-project). Therefore, in accordance with County requirements, the project is responsible for paying a pro-rata share contribution of the cost for traffic signals at those locations. The County has indicated that these signals are not part of the Bridge and Major Thoroughfare (B&T) Construction Fee District, therefore the project is not eligible for a credit against fees paid to the B&T District by the project.

With regard to intersections in the City of Santa Clarita, the traffic signal warrants were satisfied for all three intersections studied for the existing-plus-ambient (pre-project) condition. Therefore, the project will be responsible only for a fair share contribution at these locations. This issue will be discussed further in the mitigation section.

Potential Project-related Traffic Impacts

In order to determine the magnitude and impact of additional traffic generated onto streets surrounding the project site, a travel demand forecast of future traffic conditions was undertaken for the Spring Canyon project. The procedure entailed: 1) a determination of future trip ends generated by the proposed project using appropriate trip generation rates; 2) a trip distribution of these trip ends based on regional and site-specific factors; and 3) the assignment of these trip ends on specific routes.

Significance Criteria

According to the County of Los Angeles' Traffic/Access Guidelines, a significant project-related transportation impact at a given intersection is determined based on an increase in the V/C ratio of 0.01 or greater due to project-related traffic with a final V/C ratio of 0.85 or greater. This criteria does not apply to highway/freeway segments.

According to the City of Santa Clarita's criteria, a significant project-related transportation impact is determined based on the following:

Final V/C	LOS	Project-Related Increase in V/C
0.000-0.800	A, B, C	equal to or greater than 0.040
0.801-0.900	D	equal to or greater than 0.020
>0.900	E, F	equal to or greater than 0.010

Trip Generation

The proposed residential project consists of 542 single-family dwelling units. In addition, the project includes two public service lots, one for a

future fire station and one for a future sheriff sub-station. The proposed elementary school site, contiguous to the boundaries of the subject project, has been assumed to house a school that will accommodate a projected enrollment of 600 students, with a maximum capacity of 750 students. By applying the appropriate trip generation rates to these unit counts, an estimate can be made of the amount of new traffic that will be brought to the area and the impact that will result. Trip generation estimates for the proposed residential project, public services, and the elementary school are provided in **Table 4.9.10** for average weekday, and A.M. and P.M. peak hours. As shown, the proposed residential project, future public services, and the elementary school are estimated to generate 5,198, 40, and 818 daily trip ends, respectively, for a total of 6,056 daily trip ends. Since elementary schools generally end prior to the P.M. peak hour of traffic, the amount of traffic generated during that period of the day (i.e., 4:00 to 6:00 P.M.) is negligible.

TABLE 4.9.10

Project Trip Generation
V.T.T.M. 48086

		A.M. Peak Hour Trips			P.M. Peak Hour Trips			Daily
Land Use	*Units*	*In*	*Out*	*Total*	*In*	*Out*	*Total*	*Trips*
Single-Family Residential	542[1]	105	299	404	358	193	551	5,198
Fire & Sheriff Sub-stations	-	-	-	-	-	-	-	40
Elementary School	750[2]	135	90	225	-	-	-	818
All Uses		240	398	629	358	193	551	6,056

Notes:
1 = Dwelling Units
2 = Maximum No. of Students
- = Negligible
Source - Trips Per Unit from Trip Generation Manual, 6th Edition, Institute of Transportation Engineers.

Trip Distribution/Trip Assignment

Trip distribution assumptions were based on information supplied by the County of Los Angeles Department of Public Works. The distribution of project-generated trips onto the roadway network was accomplished using distribution percentages. Seventy percent of project traffic is oriented toward State Route 14, of which 55 percent is oriented west toward Interstate 5 and 15 percent is oriented east toward Palmdale/ Lancaster. Twenty-five percent of project traffic is oriented along Soledad Canyon Road toward Sand Canyon Road west of the project and 5 percent is oriented along Soledad Canyon Road east of the project. Trip assignments

were based on knowledge of the local street system and the location of traffic generators in the surrounding area.

Primary access (72%) is expected to occur via Spring Canyon Road to Soledad Canyon Road, while secondary access (28%) is expected to occur via Sequoia Road, through the Stonecrest tract, and Mammoth Lane to Soledad Canyon Road. The Spring Canyon Road access occurs through an existing undercrossing beneath the State Route 14 freeway that will be improved. Exhibits that illustrate the project-generated ADT (Average Daily Traffic) distributed to the key roadway network in the area are available in Appendix D.

Year 2005 (Baseline) Plus Project-Generated Traffic

The addition of project-generated traffic to the 2005 baseline traffic conditions helps to delineate potential traffic impacts associated with the proposed development. Two approaches are used in this analysis in order to comply with requirements of the County of Los Angeles Department of Public Works and the City of Santa Clarita. The County requires that project impacts be assessed by comparing levels of service and volume-to-capacity ratios of the baseline plus-project traffic condition with those under the baseline condition alone (without related projects). The City of Santa Clarita assesses project impacts by comparing traffic conditions under the baseline plus-project scenario with those of the baseline condition that includes related projects.

In consideration of the above differences in analyses, the County approach to assessing traffic impacts is applicable to the intersections of Soledad Canyon Road and SR-14 Westbound Ramps; Soledad Canyon Road and SR-14 Eastbound Ramps; and Soledad Canyon Road and Spring Canyon Road. The City approach to assessing traffic impacts is applicable to the intersections of Soledad Canyon Road and Sand Canyon Road; Soledad Canyon Road and SR-14 westbound ramp Drive; and Soledad Canyon Road and Shadow Pines Boulevard.

Year 2005 Plus Peak Hour Project-Generated Traffic

Upon completion of the Spring Canyon project, peak hour traffic conditions can be assessed for the year 2005 plus-ambient plus project scenario, and for the year 2005 plus-ambient plus related-projects plus project scenario, for County and City intersections, respectively. The year 2005 plus-ambient plus project traffic conditions are summarized in **Table 4.9.11**. The year 2005 plus-ambient plus related-projects plus project traffic conditions are summarized in **Table 4.9.12**. Exhibits that illustrate

the A.M. and P.M. peak hour traffic volumes summarized in those tables may be found in Appendix D.

2005 Plus Project Levels of Service Analysis

Traffic conditions in year 2005 after the proposed project is constructed are measured by the prevailing levels of service (LOS). Two LOS approaches are used in this analysis in order to comply with the separate requirements of the County of Los Angeles Department of Public Works and the City of Santa Clarita. The County requires that a project's impacts be assessed by comparing LOS and V/C ratios of the existing-plus-ambient-plus-project traffic condition with those under the existing-plus-ambient traffic condition (year 2005 baseline condition). The City of Santa Clarita assesses project impacts by comparing traffic conditions under the existing-plus-ambient-plus-related projects plus the proposed project scenario with those of the existing-plus-ambient plus related projects scenario (year 2005 baseline condition). The City's approach is also equivalent to the County's "cumulative conditions" scenario.

Intersection Levels of Service

The LOS approach required by the City is applicable to the intersections of Soledad Canyon Road/Sand Canyon Road; Soledad Canyon Road/SR-14 on/off ramps east of Sand Canyon Road; and Soledad Canyon Road/Shadow Pines Boulevard. The LOS approach required by the County is applicable to the intersections of Soledad Canyon Road/SR-14 westbound ramps; Soledad Canyon Road/SR-14 eastbound ramps; and Soledad Canyon Road/Spring Canyon Road. For analysis purposes, the County intersections were assumed to be signalized by the year 2005. Additionally, the existing lane configurations, plus the widening of Soledad Canyon Road at Spring Canyon Road to include an eastbound left-turn-lane and a westbound right-turn lane, are assumed to be in place in the year 2005.

TABLE 4.9.11

Year 2005 Intersection Levels of Service For Existing + Ambient + Project Conditions*
V.T.T.M. 48086

	A.M. Peak Hour		P.M. Peak Hour	
Los Angeles County Intersections	**ICU**	**LOS**	**ICU**	**LOS**
Soledad Canyon Road/SR-14 W/B Ramps	0.54	A	0.31	A
Soledad Canyon Road/SR-14 E/B Ramps	0.71	C	0.50	A
Soledad Canyon Road/Spring Canyon Road	0.42	A	0.37	A

* Excludes Related Projects

TABLE 4.9.12

Summary of Year 2005 Intersection Levels of Service For Existing + Ambient + Related Projects + Project Conditions
V.T.T.M. 48086

	A.M. Peak Hour				P.M. Peak Hour			
	w/o Project		w/Project		w/o Project		w/Project	
City of Santa Clarita Intersections	**ICU**	**LOS**	**ICU**	**LOS**	**ICU**	**LOS**	**ICU**	**LOS**
Soledad Canyon Rd/Sand Canyon Rd	0.77	C	0.78	C	0.90	E	0.92	E*
Soledad Canyon Rd/SR-14 On/off Ramps E/o Sand Canyon Rd	0.78	C	0.78	C	0.84	D	0.86	D*
Soledad Canyon Rd/Shadow Pines Blvd	0.42	A	0.44	A	0.50	A	0.52	A
Los Angeles County Intersections								
Soledad Canyon Rd/SR-14 W/B Ramps	0.548	A	0.68	B	0.31	A	0.45	A
Soledad Canyon Rd/SR-14 E/B Ramps	0.71	A	0.92	E	0.50	A	0.71	C
Soledad Canyon Rd/Spring Canyon Rd	0.71	D	0.86	D	0.37	A	0.53	B

w/ = with
w/o = with out
* Significant increase per City of Santa Clarita criteria.

As indicated in the above table, the addition of project-related traffic will have a significant impact on the intersection of Soledad Canyon Road and Sand Canyon Road, and the Soledad Canyon Road on/off ramps east of Sand Canyon Road.

Soledad Canyon Road – Roadway Segment LOS

The roadway segment LOS analyses for traffic conditions on Soledad Canyon Road between State Route 14 and Spring Canyon Road were conducted using the same two-lane Highway Capacity Manual techniques as was used in the analysis of year 2005 plus-ambient traffic conditions. The results of these LOS analyses may be found in Appendix D.

It is projected that the year 2005 plus-ambient-plus-project traffic volumes will operate at LOS E conditions during the A.M. peak hour and at LOS D conditions during the P.M. peak hour. The calculations indicate that a significant traffic impact will occur on Soledad Canyon Road, since the project results in more than a one percent increase in passenger cars per hour during the peak hour. A continuing degradation of operating conditions on Soledad Canyon Road due to the combination of existing-plus-ambient plus project traffic conditions will occur by the year 2005.

Under the year 2005 plus-ambient-plus-related projects-plus-project-generated traffic condition, projected traffic volumes are anticipated to create LOS E conditions during both the A.M. peak hour and the P.M. peak hour. The calculations indicate a significant cumulative impact occurs on Soledad Canyon Road under this scenario.

Freeway Segment Levels of Service

Freeway segment LOS analyses for the year 2005 plus-ambient-plus-project-generated traffic condition were conducted on State Route 14 in the Sand Canyon Road/Soledad Canyon Road region using the year 2005 plus-ambient plus project-generated traffic volumes. Similarly, the freeway segment LOS analyses in the same location for the year 2005 plus-ambient-plus-related projects plus project-generated traffic condition were conducted using year 2005 plus-ambient plus related projects, plus project traffic volumes. Exhibits illustrating those traffic volumes are located in Appendix D of this DEIR.

For both scenarios, it was assumed that an HOV lane in each direction, plus two through lanes each direction, are in operation, and that 20 percent of the total peak hour volumes will utilize the HOV lanes. The results of these freeway analyses are summarized in **Tables 4.9.13** and **4.9.14** for the year 2005 plus-ambient-plus-project-generated traffic condition and the year 2005 plus-ambient-plus-related projects plus project-generated traffic condition, respectively. A significant CMP-related impact would occur if the project resulted in an individual or cumulative impact that caused a degradation of the LOS from anywhere in the "A–E" range to an "F" condition.

TABLE 4.9.13

Summary of Year 2005 Freeway Levels of Service For Existing-Plus-Ambient-Plus Project Conditions
V.T.T.M. 48086

			A.M. Peak Hour		P.M. Peak Hour		
Freeway Segment	Capacity	Volume	V/C	LOS	Volume	V/C	LOS
Mixed Flow SR-14 E/B	4,000	1,520	0.38	A	3,708	0.93	E
Mixed Flow SR-14 W/B	4,000	3,684	0.92	E	1,816	0.45	A
HOV SR-14 E/B	2,000	380	0.19	A	927	0.46	A
HOV SR-14 W/B	2,000	921	0.46	A	454	0.23	A

HOV = High Occupancy Vehicle (Lane)
V/C = Volume to Capacity Ratio
LOS = Level of Service

TABLE 4.9.14

Summary of Year 2005 Freeway Levels of Service For Existing-Plus-Ambient-Plus Related Projects Plus Project Conditions
V.T.T.M. 48086

			A.M. Peak Hour		P.M. Peak Hour		
Freeway Segment	Capacity	Volume	V/C	LOS	Volume	V/C	LOS
Mixed Flow SR-14 E/B	4,000	1,602	0.40	A	3,708	0.93	E
Mixed Flow SR-14 W/B	4,000	3,908	0.98	E	2,000	0.50	A
HOV SR-14 E/B	2,000	401	0.20	A	991	0.50	A
HOV SR-14 W/B	2,000	977	0.49	A	500	0.25	A

HOV = High Occupancy Vehicle (Lane)
V/C = Volume to Capacity Ratio
LOS = Level of Service

With respect to project-generated impacts, *no* significant CMP-related impacts will occur at the subject freeway mainline location under either the year 2005 plus-ambient-plus-project-generated traffic condition or the year 2005 plus-ambient-plus-related projects plus project-generated traffic condition because LOS F will *not* result during either the weekday A.M. or P.M. peak hours. The Freeway LOS will remain at "E" during both peak traffic periods. Therefore, no mitigation measures are required or recommended.

Site Access & Circulation

The preliminary site plan for the subject project was reviewed for adequate access and internal circulation patterns. The site plan illustrates a balanced circulation system with access to the project site from the west taken through streets provided in Tentative Tract 31973, access from the south taken via Valley Canyon Road and Spring Canyon Road. Due to the mountainous terrain, future development immediately to the north and east is unlikely, and no roadway extensions are planned. Interior streets are designed to distribute traffic evenly and keep speeds to a minimum. Cul-de-sacs, street knuckles, and T-intersections are dispersed throughout the development to create a circuitous, yet subdued roadway system.

The Spring Canyon Road access is provided via an existing 36-foot wide undercrossing beneath the State Route 14 freeway. (A plan-view of the proposed roadway design for Spring Canyon Road between Soledad Canyon Road and Valley Canyon Road is available in Appendix D.) This two-lane roadway segment should be able to accommodate the anticipated average daily traffic of 3,770 project vehicles at an acceptable level of service - particularly since the project proposes to install a new traffic signal at the intersection of Spring Canyon Road and Soledad Canyon Road. This signalization project would also include widening at the intersection to provide a separate left turn lane for the eastbound approach, a separate right turn lane for the westbound approach, and separate right turn and left turn lanes for the southbound approach to the intersection.

At the Spring Canyon Road/Valley Canyon Road intersection, a separate left turn lane is provided for the northbound approach. Crosswalks are provided on the south and west legs of the intersection. The intersection will be stop sign controlled for the eastbound Valley Canyon Road approach leg, with appropriate advance warning signs on all approach legs.

The LOS calculations in **Table 4.9.11** indicate that LOS C and LOS A are anticipated during the A.M. and P.M. peak hour, respectively, for the year 2005 plus-ambient-plus-project-generated traffic condition at the Soledad Canyon Road/Spring Canyon Road intersection. The LOS worsens to D and B for the year 2005 plus-ambient-plus-related projects plus project-generated traffic condition (or cumulative condition). However, LOS D is the *minimum* acceptable level of service to the County of Los Angeles Department of Public Works. Thus, no additional improvements should be necessary.

Individual-Project & Cumulative Impacts

In the County of Los Angeles, "project impacts" are those specifically associated with the proposed development, without consideration of cumulative traffic (i.e., related projects). "Cumulative conditions" refer to the existing plus ambient plus project plus related projects traffic condition. In the City of Santa Clarita, project impacts *include* cumulative traffic, while "cumulative," by itself refers to the existing plus ambient plus related projects traffic condition. The following impacts pertain to specific assumptions and conditions under either the County or the City methodology of analyzing traffic impacts.

Buildout Analysis

For a general plan amendment, which this project requires, a buildout analysis testing the adequacy of the General Plan Circulation Plan to accommodate the expected traffic increase is normally required. However, as discussed with Mr. Barry S. Whitler of the Transportation Planning Section of the County of Los Angeles Department of Public Works (who would review the results of the analysis), a buildout analysis is not required due to the relatively small increase in traffic generated by this project above what was anticipated in the General Plan, and what is already accounted for in the General Plan Circulation Element. (See memo from County Planning in Appendix section.)

Individual-Project Impacts in Los Angeles County

No significant project impacts are anticipated for the three intersections within the County (i.e., Soledad Canyon Road and State Route 14 Westbound Ramps; Soledad Canyon Road and State Route 14 Eastbound Ramps; and Soledad Canyon Road and Spring Canyon Road).

A significant project impact is anticipated for the two-lane roadway segment of Soledad Canyon Road between Spring Canyon Road and State Route 14 (LOS E during the A.M. peak hour).

The potential for signalization of both the Soledad Canyon Road and State Route 14 eastbound and westbound ramps has been identified, even though the LOS for both locations is anticipated to remain within the acceptable range during the A.M. and P.M. peak hours.

Cumulative Impacts in Los Angeles County

A significant cumulative impact may occur at the intersection of Soledad Canyon Road and the State Route 14 eastbound on/off ramps (i.e., projected LOS E during the A.M. peak hour).

A significant cumulative impact may occur to the two-lane roadway section of Soledad Canyon Road between Spring Canyon Road and the State Route 14 freeway (i.e., projected LOS E during both the A.M. and P.M. peak hours).

Individual Project Impacts in the City of Santa Clarita

A significant project impact may occur at the intersection of Soledad Canyon Road and the State Route 14 westbound on/off ramps east of Sand Canyon Road (i.e., a projected LOS E during the P.M. peak hour).

A significant project impact may occur at the intersection of Soledad Canyon Road and Sand Canyon Road (i.e., projected LOS E during the A.M. peak hour, and LOS F during the P.M. peak hour).

The potential for signalization of the intersections of Soledad Canyon Road/Oak Springs Road, and Soledad Canyon Road/Flower Park Drive has been identified for existing conditions (i.e., without project).

The potential for signalization of the intersection of Soledad Canyon Road/Poppy Meadow Street has been identified for existing plus year 2005 ambient conditions (year 2005 without project).

Cumulative Impacts in the City of Santa Clarita

The cumulative impact at the intersection of Soledad Canyon Road and Sand Canyon Road will exacerbated by the project (i.e., LOS C during the A.M. peak hour, LOS E during the P.M. peak hour).

Transit Trips

Based on the vehicle trip generation provided in **Table 4.9.10**, Project Trip Generation, and assuming a vehicle occupancy rate of 1.4 persons per vehicle, a total of 8,478 person trips per day will be generated, including 881 person trips during the A.M. peak hour, and 771 person trips during the P.M. peak hour.

Since the proposed project site is within one mile of fixed route transit services, but not with ¼ mile of either a Congestion Management Program (CMP) transit center or a CMP transit corridor, transit trips are estimated

at 3.5% of the total person trips. This translates into 297 transit trips per day, including 31 and 19 trips during the A.M. and P.M. peak hours, respectively.

Transit Services

In the vicinity of the project site, Santa Clarita Transit (SCT) provides public bus transit services. Currently, SCT routes 5 and 6 run along Sierra Highway and Soledad Canyon Road, respectively. Route 5 provides direct service between Sierra Highway/Vasquez Canyon and Newhall. Route 6 provides direct service between Shadow Pines Boulevard, Downtown Newhall and Stevenson Ranch. These routes also connect with other bus routes at Citrus Street Transit Center, and with commuter trains at the Jan Heidt Metrolink Station in Newhall and the Santa Clarita Metrolink Station on Soledad Canyon Road. Major destinations served by these routes include: Soledad Canyon Road, Sierra Hwy, (Route 5); Soledad Entertainment Center; Mountasia; Santa Clarita Metrolink; Valencia Town Center; the Henry Mayo Hospital; McBean Parkway; Downtown Newhall; Newhall Metrolink Station; Valencia Market Place; and Stevenson Ranch. Currently, bus schedules are available through the City of Santa Clarita's web site. in addition, a dial-a-ride program is available, however, service is limited to seniors and disabled persons before 6:00 P.M. and the general public after 6:00 P.M.

Transit Facilities

A new bus bay turnout will be provided along Valley Canyon Road as part of the proposed project. Due to the hilly and highly contoured terrain on which the project site lies, it is not anticipated that transit service will be extended onto interior streets within the project site. However, school buses will provide transportation within project area.

Increases in Transit Ridership

The proposed project will generate additional transit ridership. A total of 297 transit trips per day is not considered significant by itself (nor are the 31 and 19 transit trips during the A.M. and P.M. peak hours, respectively). However, along with other projects in the area, the cumulative impact on transit service may be significant and the amount and frequency of bus service may have to be increased as the area builds out.

MITIGATION MEASURES

Table 4.9.15 summarizes the mitigated levels of service that can be achieved by implementing the mitigation measures, where called for. The mitigation measures discussed below have been identified to reduce the

previously identified project and cumulative impacts to a less than significant level (i.e., LOS D or better), where possible.

TABLE 4.9.15

Summary of Mitigated Levels of Service
For Project & Cumulative Impacts
V.T.T.M. 48086

	Mitigated A.M. Peak Hour		Mitigated P.M. Peak Hour	
Project Impacts	**ICU**	**LOS**	**ICU**	**LOS**
Soledad Canyon Road/Sand Canyon Road (City)	0.68	B	0.80	C
Soledad Canyon Road/SR-14 On/off Ramps E/o Sand Canyon Road (City)	0.60	A	0.78	C
Cumulative Impacts				
Soledad Canyon Road/Sand Canyon Road (City)	0.66	B	0.78	C
Soledad Canyon Road/SR-14 E/B Ramps (County)	0.58	A	0.61	B

ICU = Mitigated Intersection Capacity Utilization
LOS = Mitigated Level of Service

Mitigation Measures for Project Impacts-County of Los Angeles

1. Soledad Canyon Road and State Route 14 Westbound Ramps

The mitigation measure for this location is the installation of a traffic signal. The project should be given a credit against fees paid to the "District" within which this signal has previously been identified.

2. Soledad Canyon Road and State Route 14 Eastbound Ramps

The mitigation measure for this location is the installation of a traffic signal. The project should be given a credit against fees paid to the "District" within which this signal has previously been identified.

3. Soledad Canyon Road and Spring Canyon Road

To facilitate project access and enhance safety at this location, the project proposes to install a new traffic signal and widen the intersection to provide an eastbound left turn lane and through lane and a westbound right turn lane and through lane. The extent of widening will provide for sight distance along Soledad Canyon Road for a 60 mph design speed.

Mitigation Measures for Cumulative Impacts - County of Los Angeles

1. Soledad Canyon Road and State Route 14 Eastbound On-Off Ramps

The mitigation measure for this location is the restriping within the existing intersection to provide two northbound through lanes in lieu of the single northbound through lane that currently exists. These two lanes shall be carried north of the intersection under the freeway bridge to join two northbound lanes which currently exist. This project shall pay a fair share of the costs of this intersection improvement.

2. Soledad Canyon Road (State Route 14 to Spring Canyon Road)

The mitigation measure for this roadway is to improve the facility to a three-lane roadway section (two lanes westbound, and one lane eastbound) between State Route 14 and Spring Canyon Road. As was documented in earlier sections of this report the need to widen Soledad Canyon Road is necessary to mitigate *existing* LOS E conditions during the A.M. peak hour. High construction costs to widen Soledad Canyon Road would be anticipated because of the steepness of the topography on the south side of Soledad Canyon Road. A more practical three-lane section (two lanes eastbound and one lane westbound) is proposed as mitigation along Soledad Canyon Road. A review of the directional nature of the anticipated future traffic volumes during the high volume A.M. peak traffic hour supports this 3-lane versus 4-lane proposal.

Mitigation Measures for Project Impacts - City of Santa Clarita

1. Soledad Canyon Road and Sand Canyon Road

The mitigation for this location is identical to the cumulative mitigation measure for this location described above.

2. Soledad Canyon Road and State Route 14 Westbound On-Off Ramps East of Sand Canyon Road

The mitigation measure for this location is the installation of dual westbound left turn lanes and protected left turn phasing to replace the current single lane westbound unprotected left turn. This measure shall require removal of the existing bike lane on the north side within the intersection area and re-striping within the north barrel of the divided roadway to provide the additional westbound left turn lane while retaining two westbound through lanes.

Mitigation Measures for Cumulative Impacts-City of Santa Clarita

1. Soledad Canyon Road and Sand Canyon Road

The mitigation measure for this location is the installation of dual northbound left turn lanes in place of the existing single northbound left

turn lane. This modification shall involve re-striping within the existing roadway on both the north and south legs of the intersection. This project shall pay a fair share of the costs of this intersection improvement.

Mitigation Measure for Cumulative Transit Impacts

A transit bus stop will be provided on Valley Canyon Road to the satisfaction of Los Angeles County Department of Public Works and the local transit provider, as necessary.

CONCLUSIONS

With the implementation of the above mitigation measures, traffic impacts at all intersections and roadway segments analyzed in this study within both the County of Los Angeles and the City of Santa Clarita will be reduced to levels that are less than significant.

The mixed-flow traffic lanes of State Route 14 will remain at LOS E during the A.M. peak hour in the westbound direction, and at LOS E during the P.M. peak hour in the eastbound direction. Since the proposed project will not, individually or cumulatively, cause the degradation of LOS E to LOS F, the unmitigated impact is considered to be less than significant.

4.10 SEWAGE DISPOSAL

Existing Conditions

The project site is located outside of the jurisdictional boundaries of the Los Angeles County Sanitation District (LACSD). The closest existing LACSD trunk sewer to the project site is the Soledad Canyon Trunk Sewer, Section 5, located in Soledad Canyon at Lost Canyon Road. This 18-inch diameter trunk sewer has a peak capacity of 5.7 million gallons per day (mgd) and conveyed a peak flow of 1.9 mgd when last measured in 1996[1].

The local eight (8) inch and 12-inch diameter sewer lines are owned and maintained by the County of Los Angeles Department of Public Works' Consolidated Sewer Maintenance Division (CSMD). They convey wastewater via a gravity system from residences in the project vicinity to the Soledad Canyon Trunk Sewer. The local sewers eventually discharge into a 12-inch Newhall County Water District trunk sewer which lies within the floodplain of the Santa Clara River. According to NCWD staff, the lines are undersized for the existing demand and are in need of maintenance.[2]

In response, a Joint Construction Agreement has been reached between developers in the area to improve the local sewer system. The proposed local sewer construction within the proposed tract boundary will be maintained by the CSMD. However, all new trunk sewer construction, including the pump station at or near the intersection of Soledad Canyon Road and Shadow Pines Boulevard, replacing the existing trunk sewer, shall be owned and maintained by the NCWD. In addition, new sewer lines have been laid beneath Soledad Canyon Road to facilitate the removal of the existing lines from the Santa Clara River floodplain. Those lines include: a 12-inch sewer force main that transitions into a 15-inch gravity sewer line, which extends to approximately Flowerpark Drive. From there, an 18-inch gravity sewer line will transport wastewater to the existing lines in the vicinity of Oak Springs Canyon Road. Once the new pump station is complete, the new lines will be connected and the existing local sewer lines in the floodplain of the river will be abandoned.

Once the wastewater is conveyed by local NCWD lines to the LACSD's Soledad Canyon Trunk sewer line, it is conveyed to a local wastewater

[1] County Sanitation District letter, 3/3/99: confirmed via 12/21/99 letter.

[2] J. Maupin/NCWD, interview w/S. Hunter/LDC, 3/11/99.

treatment facility. The LACSD provides wastewater treatment in the Santa Clarita Valley at two water reclamation plants (WRPs), the Saugus WRP and the Valencia WRP. Each of these facilities has been interconnected to form a regional treatment system known as the Santa Clarita Valley Joint Sewerage System (SCVJSS). The SCVJSS has a permitted treatment capacity of 19.1 mgd and currently treats an average flow of 15.8 mgd[3] A two-phase expansion of these facilities has been approved that will ultimately result in a treatment capacity of 34.1 mgd[4]. The first phase of the expansion will be on-line by 2002 and will increase the existing capacity by 9.0 mgd. It is expected to meet the forecasted demand through 2010. The second phase will consist of an additional 6.0 mgd expansion that will increase the total treatment capacity to 34.1 mgd. This second phase is anticipated to be on-line in 2010 and is expected to meet the demand until 2015.

The design capacity of the SCVJSS is based on population forecasts adopted in the Southern California Association of Governments' (SCAG) 1994 Regional Comprehensive Plan and Guide (RCPG). All expansions of LACSD facilities must be sized and service phased in a manner, which will be consistent with the Growth Management Element of the RCPG. Available capacities of the Districts' facilities are therefore limited to levels associated with approved growth identified in the RCPG.

The LACSD is empowered by the California Health and Safety Code to charge a fee for new projects connecting to the Districts' Sewerage System. This connection fee is required to construct an incremental expansion of the Sewerage System and would mitigate a project's impact upon the present system. Payment of the connection fee is required prior to issuance of a permit to connect to the Districts' trunk sewer.

Thresholds of Significance

A significant sewage impact would occur if;

- the proposed project generates a quantity of wastewater that would cause or contribute to an exceedance of the current or projected capacity of existing or proposed wastewater treatment plants, or;
- the existing sewer lines could not accommodate the proposed project's anticipated wastewater volumes.

[3] Ibid.

[4] Ibid.

Project Impacts

Implementation of the proposed project would require annexation of the project into the Department of Public Works' Consolidated Sewer Maintenance District and L.A. County Sanitation District No. 26. The County Sanitation Districts use a generation factor of 260 gallons per day per single family residence. As shown in **Table 4.10.1**, the 542 single family units proposed would generate approximately 140,920 gallons per day (gpd) or 0.14 mgd of sewage that would be conveyed via the new local sewer lines to the Soledad Canyon Trunk Sewer and eventually to the SCVJSS. The addition of 0.14 mgd to the current peak flow of 1.9 mgd would result in a total flow of 2.04 mgd. This would not result in an exceedance of the trunk sewer line's 5.7 mgd peak capacity. As indicated in the table, the proposed project would not significantly impact the existing or future sewage treatment capacity of the SCVJSS.

TABLE 4.10.1

PROJECT-GENERATED SEWAGE DEMAND

V.T.T.M. 48086 (Million Gallons Per Day)

			+	=	Existing Conditions		Year 2002*		Year 2010*	
Land Use	Factor (g/d)*	Project Demand	Ex.* Demand	Total Demand	* Capacity	Remaining Capacity	Capacity	Remaining Capacity	Capacity	Remaining Capacity
542 SF DU's	260	0.14	15.8	15.94	19.10	3.16	28.10	12.16	34.1	18.16

* County Santiation Districts letter, 3/3/99.

Provided that the applicant adequately conveys project wastewater from the site to the Soledad Canyon Trunk Sewer and pays the required LACSD sewer connection fees, no significant sewage impacts would be generated.

Cumulative Impacts

According to the County's Urban Services Analysis (DMS) information (7/27/99), buildout of the currently pending, approved and recorded projects within Sanitation Districts No. 26 & 32 would result in the generation of 9.52 mgd of sewage. **Table 4.10.2** summarizes the anticipated impacts of the cumulative projects along with the proposed project. Combined with the proposed project, cumulative sewage generation would be approximately 9.66 mgd. Existing sewage generation

(demand) is approximately 15.04 mgd. Existing plus cumulative sewage generation would result in a total sewage generation of 24.71 mgd.

As previously indicated, improvements to the local NCWD sewer system are currently in progress as a result of the Joint Construction Agreement between area developers. Those improvements will increase the capacity of the local sewer system for existing, under-construction, and future development in the Pinetree area. In addition, the improvements will facilitate the removal of the existing sewer lines from the river floodplain from Shadow Pines Boulevard to approximately Oak Springs Canyon Road.

Planned improvements of SCVJSS facilities would result in a year 2002 future capacity of 28.10 mgd and a year 2010 future capacity of 34.1 mgd. As indicated in the table, the anticipated cumulative, plus proposed project generated sewage demand would not result in a significant negative impact to the existing or future sewage capacities at the SCVJSS facilities. Therefore, cumulative sewage impacts are considered less than significant.

TABLE 4.10.2

CUMULATIVE SEWAGE DEMAND
(Millions of Gallons Per Day)

		Existing Demand	Cumulative Demand***	Existing Conditions (1999)		Future Conditions (2002)		Future Conditions (2010)	
Land Use	** Demand	(1999)	(2005)	Capacity	Surplus/ Deficit	Capacity	Surplus/ Deficit	Capacity	Surplus/ Deficit
Proposed Project - 542 DU	0.14								
Cumulative Pending, Approved & Recorded Projects	9.52								
Total:	9.66	15.04	24.71	19.1	-5.61	28.1	+3.39	34.10	+9.39

* Urban Services Analysis, County of Los Angeles 7/27/99. See Appendix H.
** Demand is calculated using 260 gallons/day per DU divided by 1 million to convert demand to million gallons per day.
*** Assumes worst-case; all Pending, Approved & Recorded projects will be built out by 2005, the project's planned build-out year.

Mitigation Measures

The following standard (S) and project-specific (PS) mitigation measures shall insure that the proposed project's individual and cumulative impacts are less than significant to the Los Angeles County Department of Public

works and Newhall County Water District local sewer system, and the County Sanitation District's SCVJSS:

- (S) The applicant shall pay the appropriate sewage annexation and connection fees to the County of Los Angeles Department of Public Works and/or the County of Los Angeles Sanitation District prior to sewerage service commencement.

- (PS) The applicant is currently participating in the Joint Construction Agreement and will contribute a fair-share of the funding required (approximately $1 million) to build the Soledad Canyon Road/Shadow Pines Boulevard sewer pump station and new sewer lines along Soledad Canyon Road.

- (S) Connection fees shall be paid, as necessary, to the Newhall County Water District for impacts to the local sewer lines that are owned and operated by that agency.

Conclusion

The project is currently outside the jurisdictional boundaries of the County Sanitation Districts. Implementation of the project would require annexation to District No. 26. Implementation of the project would also add wastewater to the local, NCWD-maintained sewer lines for conveyance to the County Sanitation Districts' trunk line. While the proposed project would increase demands on the existing local sewer lines and SCVJSS wastewater treatment facilities by approximately 0.14 mgd, sewage generation would not exceed treatment capacity for either project or cumulative conditions.

In addition, the project applicant is participating in the Joint Construction Agreement that is currently improving the NCWD's local sewer service in the Pinetree area by building a new pump station, installing new larger capacity lines, and facilitating the abandonment of existing sewer lines in the Santa Clara River floodplain. With timely implementation of the above-referenced mitigation measures, the project-related impacts would be less than significant.

4.11 EDUCATION

Existing Conditions

The proposed project site lies within the boundaries of the Sulphur Springs School District (SSSD or "District"), which serves kindergarten through sixth grades, and the William S. Hart Union High School District (WHUSD or "District"), which serves the seventh through twelfth grades. Existing conditions at each of these school districts are discussed below.

Sulphur Springs School District

There are three elementary schools within the SSSD, all of which are currently operating near or beyond maximum student capacity for which the facility was designed. The three schools are Pinetree School, Sulphur Springs School, and Mitchell School. According to County Urban Services Analysis (USA) information dated 7/27/99, and SSSD staff, the District has 125 permanent classrooms. Enrollment district-wide as of 10/22/99 was 5080 students. In addition to the permanent classrooms, Sulphur Springs School District is operating approximately 78 portable classrooms to handle the over-enrollment. Therefore, under existing conditions the District is operating far beyond permanent design capacity with the use of all 125 permanent and 78 portable classrooms.

According to the District, Pinetree School, located approximately one mile east of the project site at 21956 Lotus Garden Avenue, is closest to the project site. Pinetree School has a permanent capacity for 887[1] students. Enrollment for the 1999/2000 school year was 983 students.[2] Sulphur Springs School is located approximately 5 miles away at 16628 Lost Canyon Road in Canyon Country. It currently supports an enrollment of 861 students for the 99/00-school year, 141 students over its permanent 720-student capacity. Mitchell School, located at 16821 Lost Canyon Road in Canyon Country, has a permanent capacity for 660 students. Present enrollment is at 803 students. Classroom sizes range from 25 students per class for K - 3rd grades, and up to 30 students per class for grades 4th – 6th. An average of 25 students per classroom is used in this analysis and by the County's USA program.

[1] SSSD Business Services, communication w/LDC 2/22/99.
[2] SSSD Business Services, communication w/LDC 10/22/99. Included enrollment for Pine Tree, Mitchell, and Sulphur Springs Schools.

The apparent shortage in permanent classroom space, along with the state's Class Size Reduction Program, leaves the District with concerns regarding the ability to accommodate future students as a result of the proposed project and other future projects.

William Hart Union School District

WHUSD would serve the project site through its La Mesa Junior High School (JHS) and Canyon High School (HS) sites. La Mesa JHS has a permanent facility capacity for 1,026 students; however, the school also utilizes twelve (12) "build-in-place permanent" classrooms. These 12 additional "classrooms" are considered as part of the permanent school capacity. They increase the school's capacity by 384 to 1,410[3].

Enrollment for 98/99 was 1,275[4] students. The school was operating at 135 students below its' available permanent capacity. While not currently over-enrolled, the District is also using nine (9) portable, temporary classrooms at La Mesa Jr. High.

Canyon HS has a permanent capacity of 1,604 students. The 1998/99 enrollment for Canyon HS was 2,287 students[5]. Enrollment was above the available capacity by approximately 683 students. The District has been using relocatable classrooms to house the over-enrollment.

The District expects to add another high school and a new junior high school within about five years (i.e., by 2004). Funding for new school facilities is provided through state-mandated developer fees that are divided among Sulphur Springs School District and William S. Hart Union High School District.

Threshold of Significance

The proposed project would result in a significant project-related or cumulative impact if the number of students (grades K-12) generated exceeds the remaining student capacity at the schools that would serve the project site; and if no mitigation is enforced.

Project Impacts

Implementation of the Spring Canyon project would include 542 single-family residential lots, one future fire station lot, one future sheriff sub-

[3] Figure estimated based on information provided by Lorna Baril, Business Office of WHUSD.
[4] Based on latest figures available (from 2/99) per L. Baril, WHUSD, Comm. W/LDC 10/22/99.
[5] Ibid.

station lot, two park sites, and approximately 279.4 acres of open space. The project applicant is also proposing to provide a 9.0± -acre graded pad immediately adjacent to the site (westerly) for the use of the Sulphur Springs School District for an elementary school (see **Figure 4.11-1**). The school site is being offered through an agreement that the project applicant has with the adjacent property owner. Using student generation rates provided by the Sulphur Springs School District and the William S. Hart Union High School District, it is estimated that the proposed project will generate 216 elementary school students, 54 junior high students, and 102 high school students.

As shown in **Table 4.11.1** the estimated number of students generated by the proposed project would add to current enrollment. At the elementary school level, the number of students generated by the proposed project plus the existing student enrollment at Mitchell, Pinetree, and Sulphur Springs would result in a total of 2,863 students. At La Mesa HS, the project-related number of students plus the existing student enrollment will create a total of 1,329 students. At Canyon HS, the addition of project-related students will result in a total of 2,389 students.

The project-generated increase in students would create a significant impact at the elementary and high school levels. With project-related students, enrollment at the junior high school level would remain below the maximum permanent capacity, therefore, impacts are expected to be less than significant at the junior high school level.

TABLE 4.11.1

PROJECT-RELATED STUDENT GENERATION

SULPHUR SPRINGS & HART SCHOOL DISTRICTS

District	DU	Gen. Factor	Project Students	Current Enroll. *	Total Demand	Permanent Capacity*	Surplus or Deficit in Space	Significant Impact?
Sulphur Springs	542	0.398	216	2,647	2,863	2,267	-597	Yes
W. Hart Jr. High	542	.100	54	1,275	1,329	1,410	+81	No
W. Hart Sr. High	542	.188	102	2,287	2,389	1,604	-785	Yes

* Source: SSSD & WHUSD Personal Communication w/LDC, 10/22/99. Enrollment & capacity figures given are for the three elementary schools closest to site (Mitchell, PineTree & Sulphur Springs) and La Mesa JH and Canyon HS; not District-wide.

Cumulative Impacts

In addition to the proposed Spring Canyon project, cumulative projects[6] will generate additional elementary and high school students who will attend schools within both the Sulphur Springs School District and William S. Hart Union High School District. Cumulative education impact is based on classroom supply and demand. As shown in **Table 4.11.2**, existing permanent classroom supply in Sulphur Springs School District is 125 rooms. William S. Hart Union School District junior high facilities have a permanent classroom supply of 198 rooms. William S. Hart Union School District high school facilities have a permanent classroom supply of 203 rooms. Portable classrooms are being used at all facilities District-wide (both Districts) to handle the existing over-enrollment. **Table 4.11.2** summarizes the number of portable classrooms available at each district.

Under future conditions, assumed to be the year 2005 when the Spring Canyon project is estimated to be complete, the total cumulative classroom demand (existing + proposed project + cumulative projects) is 264 for Sulphur Springs School District, 198 for William S. Hart Union junior high facilities, and 392 for William S. Hart District high school facilities. While there are no plans to expand the permanent size of the existing schools, portable facilities will be used until new schools can be constructed to handle the over-enrollment. Given the existing over-enrollment situation District-wide (both Districts), the Spring Canyon project's cumulative impact is considered significant.

TABLE 4.11.2

CUMULATIVE PROJECTS DEMAND (CLASSROOMS*)

V.T.T.M. 48086

District	Exist. Demand*	Rec'd, Pend. & App'd Proj. Demand	Project Demand	Total Demand	Exist. Perm. Rooms	Exist. Portables	Future Rooms	Total Rooms	Surplus / Deficit
Sulphur Springs	187	68	9	264	125	78**	12	215	-49
Hart Jr. High	137	59	2	198	108	42	0	150	-48
Hart Sr. High	261	128	3	392	203	69	0	272	-120

* Per County Urban Services Analysis information 7/27/99. See Appendix H. Numbers rounded up to next whole number.
** Per SSSD, 10/22/99

[6] County of Los Angeles DMS - Urban Services Analysis, dated 7/27/99, Appendix H.

Mitigation Measures

The following mitigation measures are required to reduce significant impacts to the Sulphur Springs School District and the William S. Hart Union High School District that would result from the number of students generated by the proposed project:

- (S) The applicant shall pay the Senate Bill (SB) 50 school impact fees[7] (currently $1.93 per habitable square foot for single-family dwelling unit) to the William S. Hart Union High School District for impacts to the Junior and Senior high schools. The total amount of the school impact fees shall be determined at the time of payment, prior to the issuance of building permits.

- (PS) The applicant shall provide a 9.0±-acre, graded elementary school site immediately adjacent to the project site[8]; or shall pay sufficient school impact fees (through SB50) to the Sulphur Springs School District; whichever is agreed to by the District.

Conclusion

Buildout of the proposed project would generate additional students who would attend Sulphur Springs and William S. Hart High Union School District schools. Provided the mitigation measures listed above are fully implemented, significant impacts related to the Sulphur Springs and William S. Hart Union High School Districts would be reduced to a less than significant level.

[7] Under SB50, the school districts can require higher fees if they demonstrate, using the state's criteria, a need for additional fees. If the WHUSD and/or SSSD satisfy the SB50 criteria for additional fees, the actual school mitigation fees could be considerably higher. For more information, a copy of the "Guide to the School Facilities Act of 1998, SB50 (Greene)" is included in Appendix M.

[8] The project applicant and the adjacent property owner have a mutual agreement that this portion of the adjacent property shall be offered as a school site, and that the project applicant shall grade it.

4.12 SHERIFF PROTECTION

Existing Conditions

The Los Angeles County Sheriff's Department provides law enforcement and protection services to the project area. The project site is located within the jurisdiction of the Santa Clarita Valley Sheriff's Station, which is located approximately 22 miles west of the project site at 23740 Magic Mountain Parkway. The response time to the project site from this station for non-emergencies is 30 -35 minutes. Response times for priority calls are 10 - 12 minutes, and emergency calls result in response times of 6 - 8 minutes[1]. Response times are approximations only, and ultimately depend on both the deployments of area radio cars and traffic conditions.

The Sheriff's Department's desired deputy per capita ratio is one deputy per 1,000 population. The Santa Clarita Valley Station currently supports a staff of 171 officers who serve an area of approximately 656 square miles and a population of over 170,000[2]. Based on this information, the existing deputy per capita ratio for the Santa Clarita Valley Station is at the desired ratio of one (1) deputy per 1,000 population. The Sheriff's Department is funded through County tax revenues, which are used to hire additional staff and upgrade facilities commensurate with local population growth.

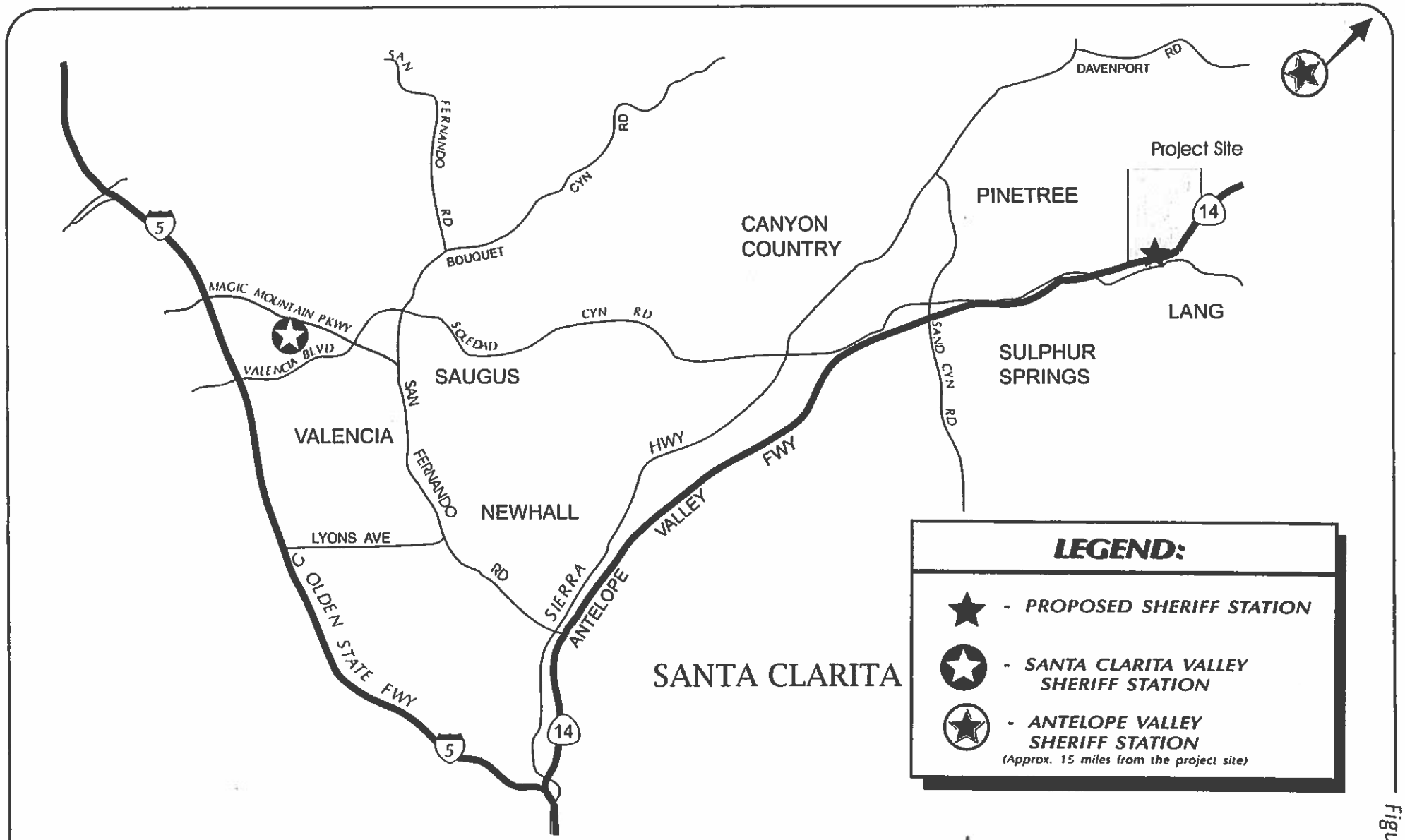
The Santa Clarita Valley Station patrol area borders with the patrol area covered by the Antelope Valley Sheriff's Station. For law enforcement services in the project area, the Antelope Valley Station serves as a "back-up" to Santa Clarita Valley Station. All other sheriff's stations in the region could assist the Santa Clarita Valley Station in emergency conditions. **Figure 4.12-1** illustrates the project site in relation to the L.A. County Sheriff's Santa Clarita Valley Station, as well as the Antelope Valley Station.

Access to the site is currently available via the freeway underpass at Spring Canyon Road[3] off of Soledad Canyon Road. This 36-foot wide road is not fully improved, nor is there a signal at the intersection of Soledad Canyon and Spring Canyon.

[1] Deputy P. Rissler, Santa Clarita Sheriff Station, communication w/LDC, 3/18/99.

[2] Ibid.

[3] This road was recently renamed "Stonecrest Road" but still appears on maps as Spring Canyon Road.



EXISTING & PROPOSED SHERIFF LOCATIONS

Not to scale

VESTING TENTATIVE TRACT MAP No. 48086

Figure 4.12-1

4.12-2

LDC

North of the freeway, Spring Canyon Road accesses Valley Canyon Road, which runs parallel to the freeway and fronts a portion of the project site. Dirt roads run up the two main drainage channels on-site.

Thresholds of Significance

A significant impact to law enforcement and protection services would result if the proposed project generates the need for additional sheriff deputies that cannot be accommodated, or increases undesirable emergency response times.

Project Impacts

Development of the 548.1-acre proposed project site would generate additional residents, pedestrians, and vehicular traffic in the project area. This in turn would result in increased demands for the law enforcement and protection services provided by the Los Angeles County Sheriff's Department.

The proposed project includes 542 single family residential lots, two park sites, a fire station lot, a sheriff-substation lot, and approximately 279.4 acres of open-space. The 1,675[4] additional residents generated by the proposed project would result in the need for an additional one or two new officers to serve the increased population generated by the proposed project. Without mitigation, implementation of the project could incrementally affect emergency response times throughout the northeasterly Santa Clarita Valley.

Figure 4.12-1 illustrates the location of the proposed sheriff sub-station lot. The Sheriff's Department has indicated that the proposed 1.8-acre sub-station lot would likely support a "store-front" sub-station that would employ three shifts of 3-5 patrol officers per shift and one office staff person per shift.[5]

Implementation of the project would increase access to the site via two additional points from the west through the partially built-out Stonecrest development, Tract 36943. Existing Valley Canyon Road would be widened to 64 feet and would extend westerly to join existing Sequoia Lane in Tract 36943. In addition, proposed "B" Street would join the currently unnamed "R" Street in Tract 36943. Both Sequoia Road and "R"

4 Assumes 3.09 persons per single-family dwelling unit.

5 Lt. T. Peters, LACSD, Santa Clarita Station phone interview w/LDC 10/8/99.

Street take access directly from Mammoth Lane. Internal road widths in the proposed subdivision would range from 58 feet to 64 feet in width.

The Spring Canyon underpass would be improved north of the freeway to 64 feet in width, including a left turn pocket onto Valley Canyon Road. That intersection, as well as all others in the subdivision, would be stop-sign controlled. However, a signal would be installed at the intersection of Spring Canyon Road and Soledad Canyon Road, along with a right turn only pocket and a left-turn lane. In addition, road widening is proposed along Soledad Canyon Road from the Spring Canyon intersection westerly to the Soledad Canyon Road/14 Freeway underpass.

Two separate walkways are proposed under the freeway along Spring Canyon Road. One would be a paved sidewalk for pedestrian use on the west side of the street; the other would be a decomposed granite (or other suitable substrate) equestrian/wildlife trail on the east side of the street. Both would be separated from the road by the existing freeway support pillars, and the sidewalk would have security lighting.

Cumulative Impacts

Development of the proposed project together with the cumulative projects in the project vicinity would increase the existing number of residents and employees in the area, which in turn would result in additional demands for law enforcement and protection services provided by the County of Los Angeles Sheriff's Department. The related-project list from the traffic study was used to ascertain cumulative impacts since there is no other mechanism in place that tracks pending projects within the jurisdiction of in the Los Angeles County Sheriff Department in the Santa Clarita Valley. The related projects analyzed herein include projects in the County of Los Angeles and the City. Under this method, cumulative projects' include 2,340 single family residential dwelling units.[6] These residential projects could generate approximately 7,230 additional residents.[7] Assuming no additional staff is hired at the Santa Clarita Valley Sheriff's Station, these cumulative residential projects, together with the proposed project would result in the need for approximately nine (9) new officers, and could result in the need for additional cars and support services.

The existing officer-per-1,000 population ratio would be reduced from 1.0 officers/1000 people, to approximately 0.95 officers/1000 people,

6 Includes both County of Los Angeles projects and City of Santa Clarita projects. See the Related-projects list in the Traffic Section of this EIR for the complete list.

7 Assumes 3.09 persons per single-family dwelling unit.

below the Sheriff's Department desired ratio of one officer per 1,000 population. Response times would also be negatively impacted by the additional developments if no new personnel are added to the department. Therefore, without mitigation, the cumulative impacts would be considered significant.

Mitigation Measures

Implementation of the following project-specific (PS) mitigation measure shall reduce the proposed project's individual and cumulative impacts to a less than significant level:

- (PS) The applicant shall provide a graded lot for a Los Angeles County Sheriff's Department sub-station that is part of the proposed project design.

Conclusion

Buildout and operation of the proposed project is not anticipated to result in significant impacts relative to sheriff protection services. However, the proposed project in conjunction with the related projects could significantly impact the availability of Sheriff protective services. The tax revenue generated by the proposed project would assist in funding for additional personnel, and the provision of a graded lot for a Sheriff's Department sub-station on-site would ultimately assist in reducing the response times throughout the northeasterly portion of the Santa Clarita Valley. Implementation of the project-specific mitigation measure and standard property taxes will offset the proposed project's individual and cumulative impacts to a less than significant level.

4.13 WATER SERVICES

Existing Conditions

The Santa Clarita Valley has two primary sources of potable water: the State Water Project (SWP) and local wells. The Castaic Lake Water Agency (CLWA) allocates water from the SWP to four Santa Clarita Valley purveyors. Well water is provided by purveyor-owned wells in the area. The four water purveyors in the Santa Clarita Valley are: Los Angeles County Water District 36; Newhall County Water District; Santa Clarita Water Company, and; Valencia Water Company. The project site is within the service area of the Newhall County Water District (NCWD). Current water allocation from the State Water Project through CLWA to the four purveyors is 54,200 acre-feet per year. The NCWD receives a portion of that allocation. Annual allocation from the CLWA to the NCWD is dependent on demand and supply within the district. Presently, NCWD provides water service primarily to three service areas: Newhall, Pinetree, and Castaic. The proposed project is located within the Pinetree service area. The following information was obtained from the NCWD for the Pinetree area.[1]

Currently, the Pinetree service area consists of Improvement District 2-S (Sewer) and 2-W; and as of June 1998, approximately 2,117 connections existed in the Pinetree service area. Existing residential land use varies from high-density mobile home development to low density single-family residential development. The current average day water demand and maximum day water demand with the Pinetree service area is approximately 1.6 million gallons per day (mgd) and 4.1 mgd respectively. The Pinetree service area also obtains water from three wells drilled in the alluvium of the Santa Clara River. Total water well production potential for the Pinetree service area is projected to be 1,275 gallons per minute, 1.84 mgd, and approximately 2,057 acre-feet per year. The Pinetree service area's existing water system also includes approximately 4.5 mg of water supply in storage that will meet further demand if necessary. This number is expected to increase next year and possibly double in stored amount in the next few years.

Presently, the CLWA supplies NCWD with water from the SPW for the Pinetree area through the 14" diameter Honby lateral. NCWD operates and

[1] NCWD's "Master Water Plan for Pinetree Water System", dated 1/99; and personal communication with S. Renolds at NCWD, 5/00.

maintains the Honby pump station, which provides needed pressure in order to deliver water into the Pinetree service area. NCWD is coordinating with CLWA relative to proposed CLWA improvements to the Honby lateral which would include a new ±10 million gallon reservoir and a 30" diameter pipeline. Construction of a new 11,000 gpm pump station and 24" diameter pipelines to replace the existing pump station and water-main is in progress. A portion of that 24" pipeline has been completed from Sand Canyon Road east, proceeding up Soledad Canyon Road to Poppy Meadow Street and leads up to the existing reservoir located at the top of Poppy Meadow. The new main will increase the NCWD's ability to obtain water for its customers in the Pinetree area, as well as provide capacity for new development.[2] In addition to the new water main, a new pump station will be installed at Honby Station that will connect to the existing water main, which is owned and operated by the CLWA.

The existing average and maximum daily water demands are approximately 1160 gpm and 2900 gpm respectively.[3] Considering the existing well production capacity and the existing connection to CLWA's Honby lateral, the current water supply appears to be adequate to meet the daily needs of the Pinetree service area.[4]

The project site is currently vacant and no water lines extend directly to the site. The closest water main is available approximately 1,200 feet west of the project site's westerly boundary in existing Sequoia Lane (recently built-out in the Stonecrest development, Tract 36943). Additional water lines will be available to connect to proposed "E" Street on the northwesterly site boundary when the remainder of Tract 36943 is built. That residential development is currently under construction.

Threshold of Significance

The proposed project will result in a significant impact related to water services if:

- the project's demand for water exceeds available supply of the water service district serving the project site;
- water service infrastructure cannot be made available to serve the proposed project;

[2] NCWD publication, "Water Lines", Spring 1999. See Appendix C.
[3] S. Renolds, NCWD, 6/00, personal communication w/LDC.
[4] Ibid.

- the demand of the proposed project together with the cumulative projects in the water service district exceeds available supply.

Project Impacts

Water Supply

Implementation and buildout of the proposed project would add 542 new residential units to the jurisdiction of the Newhall County Water District. As shown in **Table 4.13.1**, the additional residential units would result in a water service demand of approximately 487.8 acre-feet per year.

Table 4.13.1

PROJECT-GENERATED WATER DEMAND
(Acre-Feet Per Year)
V.T.T.M. 48086

Land Use	DU	Gen. Factor (AF/YR)*	Project Demand(AF/YR)
Single-family	542	.90	487.8

* Based on Generation Factor of 0.90 Ac/Ft per dwelling unit designated for Single-Family Pending Projects provided in the "Master Water Plan for Pinetree Water System".

NCWD has indicated that the proposed project demand will not exceed current available water supply to the area.[5]

Water Infrastructure

Although water supply is considered adequate to accommodate the proposed project, supply infrastructure needed to transport water to the site is currently insufficient. However, as indicated above, the NCWD is currently upgrading the existing water system in the Pinetree area. The new main will increase the NCWD's ability to obtain water for its customers in the Pinetree area, as well as provide capacity for new development.[6] With the additional infrastructure improvements currently underway, the project is expected to generate a less than significant impact relative to water infrastructure.

[5] S. Renolds, NCWD, 5/30/00, personal communication w/LDC.
[6] NCWD publication, "Water Lines", Spring 1999. See Appendix C

Cumulative Impacts

Water Supply

Development of the proposed project together with the cumulative projects in the Pinetree Service Area would incrementally increase water service demand in this area of unincorporated Los Angeles County.

The current "Master Water Plan for Pinetree Water System" has been utilized by the NCWD to forecast water service and demand issues for existing and future development. Based on the "Master Water Plan for Pinetree Water System", ultimate land usage in the area has been obtained from the NCWD's review of proposed and approved developments in the Pinetree service area. In areas where no development is currently proposed, land use information was obtained by the NCWD from the January 1993 County of Los Angeles General Plan.

According to NCWD and its Master Water Plan, the unit water demand used for establishing daily water demand within the Pinetree service area was derived from a review of recorded water-use for similar land uses, as well as the average water-use per connection within the Pinetree area. The maximum water demand projected for the entire service area is approximately 16,870-acre feet per year or approximately 15.06 mgd. This maximum demand is anticipated to be accommodated through existing and future wells in the Pinetree service area, or through the CLWA connection, or through a combination of the two.

It is anticipated by the NCWD that well water and future facility expansions, in conjunction with CLWA connections, will provide an adequate supply of water to meet the needs of future development demands in the area.[7]

Mitigation Measures

Water Infrastructure

Implementation of the following standard (S) mitigation measures will reduce the project's potential individual and cumulative impacts on water service to a less than significant level:

[7] S. Renolds, 6/12/00, personal communication, w/LDC.

- (S) The applicant shall pay connection fees, as necessary, to the satisfaction of the Newhall County Water District. The fees shall be paid prior to water service connection.

- (S) The applicant shall participate in any future funding mechanism, as necessary that is identified and implemented as part of the NCWD Master Water Plan for Pinetree Water System.

Conclusion

The Spring Canyon project is not anticipated to have an individual or cumulatively significant impact on water availability in the Pinetree service area. Implementation of the above mitigation measures are required, as with all new development projects, in order for the NCWD to maintain current water service, as well as plan and build future infrastructure improvements as needed.

4.14 SOLID WASTE

Existing Conditions

The project site is located in northern unincorporated Los Angeles County, east of the City of Santa Clarita. Solid waste collection and disposal for this area is provided by Waste Management, Inc., which contracts directly with residents in this area of the County. Collected waste is disposed of at the Antelope Valley Public Landfill (landfill), located at 1200 West City Ranch Road in Palmdale. The landfill is owned by USA Waste of California, Inc. and operated by Waste Management, Inc.[1]

As summarized in **Table 4.14.1**, the landfill is permitted for disposal of 1,400 tons of waste per day, seven (7) days per week, or 511,000 tons annually. The landfill presently receives anywhere from 900 tons to 1,100 tons of refuse per day (Monday through Friday), and about 200 tons on Saturday[2]. Waste Management, Inc. is closed on Sunday and, therefore, does not receive any tonnage of their permitted 1,400 tons. Using the conservative 1,100 tons/day figure, total yearly disposal from collection efforts would equal 296,400 tons. An expansion of the landfill was approved May 28, 1997, which increased the landfill remaining capacity from about 2.5 million tons to about 7 million tons. At current disposal rates, estimated life expectancy of the Antelope Valley Landfill is approximately 23 years.

TABLE 4.14.1

EXISTING ANTELOPE VALLEY LANDFILL CAPACITY
V.T.T.M. 48086

Landfill	*Permitted Daily Intake* (tons)*	*Actual Daily Intake* (tons)*	*Annual Intake (tons)*	*Remaining Capacity* (tons)*
Antelope Valley	1,400	1,100**	296,400	7,000,000

*Source: Mr. Craig Eomurian, CFO, Palmdale Disposal Co. (previous owner/operator), personal communication w/LDC, 2/23/99.

** To provide for the worst-case scenario, the highest estimated daily intake amount was used here.

[1] Hugh Walker, Waste Management, Inc., personal communication w/ LDC, 6/13/00.
[2] C. Eomurian, CFO, Palmdale Disposal Co. (previous owner/operator), 2/23/99.

Pursuant to the State of California Solid Waste Management Act of 1989 (A.B. 939, Sher), the County has prepared an Integrated Solid Waste Management Plan (ISWMP). The plan is mandated to include two additional elements not previously required in SWMPs: 1) a discussion of source reduction, and 2) a recycling element. Under the requirements of AB939, the County was required to develop a plan that would result in a 25% reduction in the amount of solid waste going to landfills by the year 1995 and a 50% reduction by the year 2000.

Current recycling efforts in Los Angeles County include drop-off centers, buyback centers and curbside recycling. Drop-off centers are centrally located depositories where the public can take recyclable materials and donate them. Buyback centers pay the public for recyclable materials that they bring to the center. Curbside recycling allows residents to leave their separated recyclables outside their homes for pick-up, as with traditional solid waste collection.

Waste Management Inc., the operator of the Antelope Valley Landfill, does not currently offer a curbside recycling program in the area. Currently, County residents are able to drop off collected recyclables at their convenience at the Antelope Valley Landfill, where Waste Management, Inc. has contracts with various firms and/or companies to properly dispose of the recyclable materials[3]. Due to increased demand for a recycling program in the area, residents will be encouraged to participate in future recycling programs to be initiated through Waste Management, Inc. as may be required by the County of Los Angeles[4].

Threshold of Significance

A significant impact related to solid waste would result if the proposed project would generate a substantial increase in existing solid waste disposal volumes received at the Antelope Valley Landfill.

Project Impacts

Upon buildout, it is estimated that the 542 proposed residential units would generate approximately 4.6 tons of solid waste per day (approximately 1,675 tons per year) as summarized in **Table 4.14.2**.

Project-related solid waste would represent an incremental increase in the volume of refuse requiring collection and disposal. Based on current

[3] H. Walker, Manager, Waste Management District, personal communication w/ LDC, 6/13/00.
[4] C. Skye, Environmental Programs Division, L.A. County Department of Public Works, personal communication w/ LDC, 6/20/00.

intake volumes at the Antelope Valley Landfill, the addition of project-generated solid waste represents an increase of less than one percent (0.5%) of current daily refuse handling. Waste Management, Inc. indicates that the project could be accommodated by existing collection service and disposal facilities. Therefore, according to the threshold of significance, the proposed project is expected to result in a less than significant impact related to solid waste.

TABLE 4.14.2

PROJECT - RELATED SOLID WASTE GENERATION
V.T.T.M. 48086

Project Component	DU's	Project Population[5]	Generation Factor* (tons/person/year)	Tons/ Year	Tons/ day
Single-family Residential	542	1,675	1	1,675	4.6

*Source: Confirmed by C. Eomurian, CFO, Palmdale Disposal Co. (previous owner/operator), 2/23/99.

With occupation of the proposed residential development, some generation of household hazardous waste would occur. Typical household hazardous waste that would be expected to be generated include paint and paint thinners, cleaning solvents, pesticides, herbicides, fungicides, rodenticides, lead batteries and automobile oil, and lubricants. Concern over the disposal of household hazardous waste in sanitary landfills has prompted local agencies to develop policies regarding the collection and disposal of these types of waste products. The County of Los Angeles holds "round-up" days for the collection of household hazardous waste materials. "Round-up" locations are usually the Sanitation Districts offices, but other locations such as the Rose Bowl in Pasadena have been used. For wastes to be accepted during the "round-up" periods, waste quantities cannot exceed 5 gallons or 50 pounds.

Cumulative Impacts

Variables that may influence a cumulative analysis of solid waste impacts include:

- waste haulers are not limited to the use of a specific landfill;

[5] Based on 2.88 persons per household (County of Los Angeles, January 6, 1997).

- disposal habits may vary substantially as a result of rate and operational changes occurring at landfills in any given region.

Solid waste haulers do, however tend to use those landfills situated closest to their areas of operation. Therefore, it is assumed that cumulative project-related solid waste will be disposed of at the Antelope Valley Landfill. In an effort to provide a conservative forecast of future (2005) waste-stream conditions, cumulative solid waste generation was calculated based on the local related projects used in the traffic analysis, which includes projects in both the County of Los Angeles and the City of Santa Clarita. This list of cumulative projects was used as there is currently no mechanism for tracking proposed projects by proximity to a certain landfill. The solid waste from the cumulative related projects would likely be disposed of at the same facility as the proposed project. As indicated in **Table 4.14.3**, approximately 6,740 tons/year, or 18.5 tons/day, of solid waste would be generated by cumulative development in the project vicinity.

This addition to the present waste-stream hauled to the local landfills would further reduce the long-term operational life of these sites. While associated impacts to landfill capacities would be considered adverse in light of the regional concern of diminished landfill capacity, the contribution to the regional waste stream from the proposed, plus related-projects would not be considered significant. In addition, the quantity of solid waste requiring disposal from areawide development should decrease as more aggressive recycling programs are implemented by the County of Los Angeles to meet AB939 source reduction requirements for the year 2000, prior the proposed project's estimated buildout date of 2005.

TABLE 4.14.3

CUMULATIVE SOLID WASTE GENERATION
IN TONS

*Land Use**	*SF DU's**	*Population (2.88 persons/du)*	*Generation Factor (tons/person /year)*	*Tons/Year*	*Existing Annual Intake*	*Remaining capacity*
Single-family Residential	2,340	6,740	1	6,740	296,400	7,000,000

* Related projects list, Appendix H.

Mitigation Measures

While the proposed project is not anticipated to have a significant impact on the overall waste-stream, the following mitigation measures are proposed to insure that project-related impacts remain less than significant. Some of the mitigation measures listed below are standard for all development projects in the County of Los Angeles and others are project specific. Each measure is identified as either "standard" or "project specific" by an "S" or "PS" in parentheses before the text.

- (S) Future residential developments will participate in any feasible waste reduction plans that are implemented by the County in accordance with the Integrated Solid Waste Management Plan. Such programs may include curbside recycling, drop-off centers, and/or buyback centers.

- (S) Removal of hazardous materials or waste from the project site will be conducted by a registered waste hauler.

- (PS) New residents will be provided information on household hazardous wastes and the County's household hazardous waste "round-up" program. Homeowners will be required to review and sign a statement indicating that they have been informed of the typical hazardous materials associated with residential uses and that they acknowledge that no household hazardous materials will be disposed of for municipal refuse collection.

- (PS) New residents will be provided with information on recycling through local drop-off and/or buyback centers to be provided in the new homebuyers information package at the time of purchase.

- (PS) Where feasible, recycling containers shall be made available on-site during construction of the project for disposal of recyclable construction waste.

Conclusion

The proposed project is expected to add less than 1% of the average daily refuse disposed at the Antelope Valley Landfill. Buildout of the project will incrementally add to the cumulative demand for landfill space in Los Angeles County, but will not have a significant impact on the overall solid waste stream.

4.15 ENVIRONMENTAL SAFETY

Existing Conditions

The 548.1-acre project site is bisected into two distinct northern and southern portions by a Southern California Gas Company (SCG) natural gas pipeline easement. The 100 feet wide easement is oriented generally east-west entering the site at its northern boundary 900 feet (from easement centerline) from the northeastern corner of the site's boundary (**Figure 4.15-1**). The easement proceeds southwesterly for approximately 3,600 feet, then heads west-southwesterly for 2,850 feet, exiting just south of center of the site's western boundary.

The easement contains two, 30-inch, natural gas transmission pipelines. Both lines have a design pressure of 936 pounds per square inch (psi). However, the older of the two lines, installed in the 1950's, has a maximum allowable pressure of 780 psi; the other line has a 936 psi maximum allowable pressure (Clark, 1997). Typical pressures through the lines range between 500-800 psi, not exceeding the 780 psi maximum allowable in the older line.

The pipelines are buried at a depth that generally varies between three and six feet below surface grade of the SCG easement. As indicated by SCG, the burial depth may be even greater in some segments.

The primary concern that is raised as a result of a project crossing an SCG natural gas transmission corridor is a change of surface grade in the after condition. If the grade is cut more than three feet, or if more than seven feet of fill is added, the project may jeopardize the integrity of the pipeline. This action could lead to a puncture or rupture of the existing lines. SCG has indicated that if a project crosses the easement, certain guidelines and requirements are necessary to ensure the integrity of the underground lines. These guidelines are included in Appendix C of this DEIR.

Threshold of Significance

The project would result in a significant impact related to environmental safety if the project increases the risk of disturbing the pipelines contained within the easement that traverses the project site such that a puncture or rupture could occur.

Project Impacts

Construction Impacts

Buildout of the proposed project would result in the location of 106 of the 542 single family dwelling units north of the SCG easement. The 60-foot wide "B" Street links the southern portion of the project site with the 106-dwelling unit northern portion. It crosses the SCG easement in one location and is anticipated to be constructed similarly to the existing surface grade of the easement. East of "B" Street, the park site is proposed to contain a meandering 20-foot wide pedestrian path that would cross the SCG easement in two locations. During construction of "B" Street and the pedestrian park accesses, the pipelines within the easement are at risk of puncture or rupture due to the heavy machinery necessary for construction of the street and subsequent dwelling construction. Therefore, construction impacts related to environmental safety are considered significant.

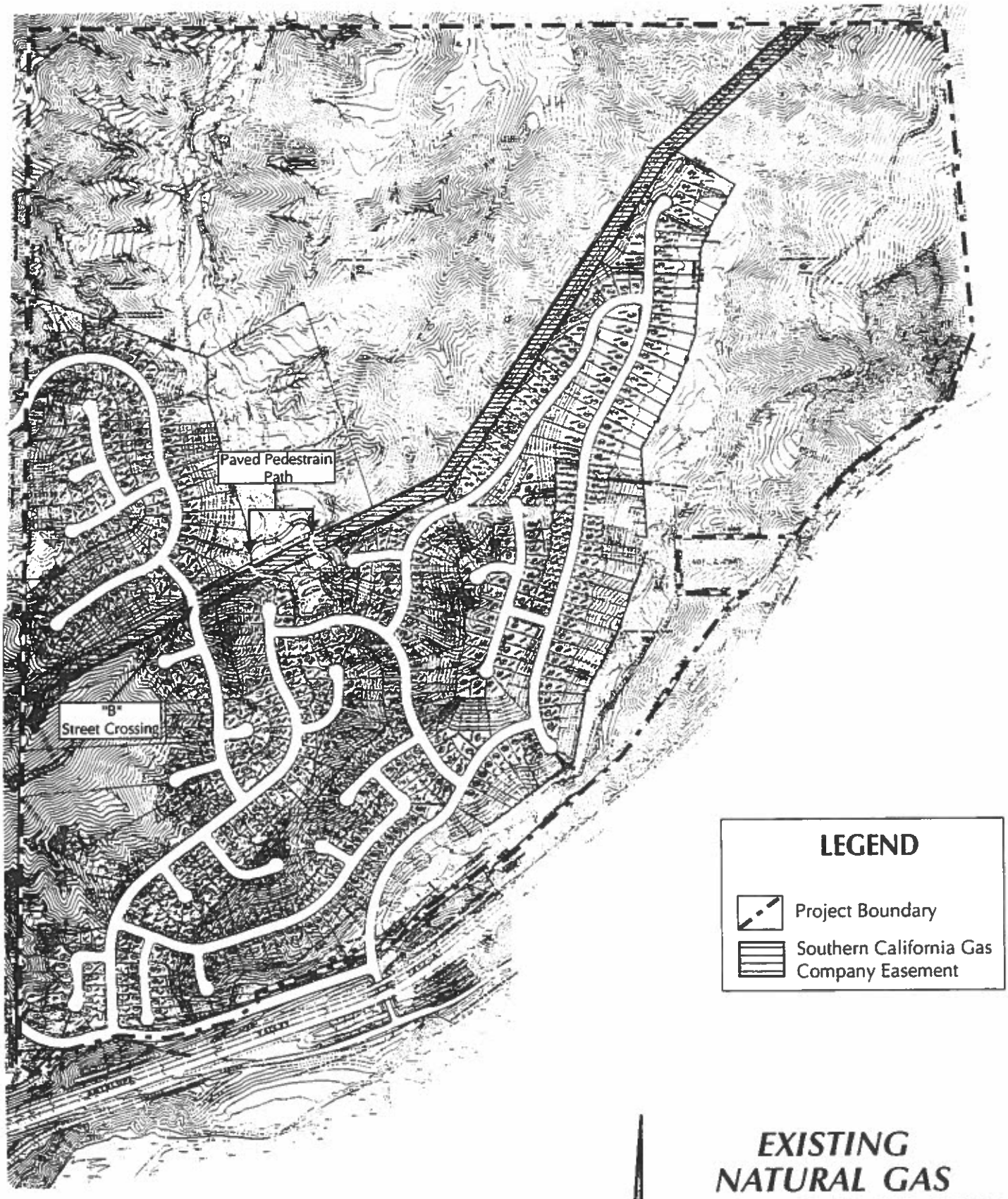
Operational Impacts

The built-out project would consist of residential dwelling units, park sites, open space, a future sheriff sub-station lot and a future fire station lot. Of these uses, the only built structures that would occur within the SCG easement are a portion of "B" Street, and two crossings of the paved pedestrian access of the northern park site location (**Figure 4.15-1**). The street and pedestrian crossing would form an impermeable solid surface over the underground pipelines. This surface would provide a layer of protection over the pipeline that is otherwise absent along the rest of the easement on the project site.

Substantial extra weight (street, sidewalk, pathways, etc.) added to the surface of the easement above the pipeline increases the potential for rupture. The location of "B" Street, as well as vehicles utilizing "B" Street to access the northern portion of the project site, would add extra weight to the easement surface above the underground pipelines. SCG has indicated that if the roadway were constructed per their guidelines, the potential impact from the roadway would be insignificant. Relative to added weight due to vehicle traffic, SCG has indicated that only heavy trucks would be of concern. Heavy truck trips would be concentrated at buildout due to moving vans for new residents of the 106 dwelling units of the northern portion of the project. Otherwise, only passenger vehicles would utilize "B" Street on a regular basis. The heavy truck trips at buildout are considered a short-term operational impact that is potentially significant.

Natural hazards, such as earthquakes and storm runoff, have the potential to disturb the natural gas pipeline traversing the project site. Section 4.1, Geotechnical Hazards, discusses the potential for fracturing and displacement of ground surface as a result of seismic activity. Risk to the project site due to ground surface rupture is considered to be extremely low, although it is considered likely that the project site may be subject to at least moderate ground motion at some time in the next 50 to 100 years. Were this to occur, disturbance leading to rupture of the gas pipeline is possible.

Storm water runoff along, and perpendicular to, the gas company easement could lead to erosion, exposing the line. Exposure would leave the line susceptible to above ground hazards which could lead to degradation of structural integrity, which could lead to rupture. However, periodic inspection and maintenance of the pipeline by the Gas Company would reduce the potential for rupture due to storm water runoff to a less than significant level.



EXISTING NATURAL GAS PIPELINE EASEMENT

Not to scale
Source: Envicom Corporation

LDC

VESTING TENTATIVE TRACT MAP NO. 48086

Cumulative Impacts

The potential environmental safety impacts associated with the implementation of proposed project are site specific. Therefore implementation of the proposed project would not have a cumulative effect on other portions of the gas line easement.

Mitigation Measures

The proposed project may result in a significant impact related to construction and short-term operational impacts. Cumulative impacts are not significant. The following mitigation measures are required to reduce impacts to a less than significant level:

- (S) The applicant shall conduct all construction activities within the easement according to the guidelines and requirements for such activities stipulated by the Southern California Gas Company. The guidelines are provided in Appendix C.
- (S) Weight of heavy construction vehicles used at the project site shall be in compliance with Southern California Gas Company guidelines and requirements for heavy construction vehicles that work in the Southern California Gas Company easement and cross said easement.

Conclusion

With implementation of the standard mitigation measures listed above, the proposed project would result in a less than significant project impact related to environmental safety.

4.16 RECREATION

Existing Conditions

The proposed project is located in an area of Los Angeles County which is experiencing a transition from mostly rural land uses to more urban designations, affecting the region's current level of public park and recreational services. Parklands are categorized according to acres per capita criteria established by the Los Angeles County General Plan. The categories include Local Parks and Regional Facilities. They are defined as follows:

Local Parks: Local parks have a standard of 4 acres per 1,000 residents in unincorporated areas of the County. This type of park has been further classified into Neighborhood parks and Community parks. County classified Neighborhood Parks have a service radius of up to 1/2 mile and are intended to serve the recreation needs of 1,250 to 5,000 residents (5 - 20 acres). They are usually five acres or more in size, unless adjacent to an elementary school when four acres may be adequate. Passive picnic areas, play apparatus, hard court areas, a recreation building, and multi-purpose fields are typical of Neighborhood parks.

Community Parks have a service radius of 1/2 to 1 and 1/2 miles and are usually 16 + acres in size, if adjacent to a secondary school, 10.0+ acres may be adequate. Typically, these parks provide a community building, multi-purpose fields, hard court areas, and play apparatus, along with a swimming pool and parking areas. They are intended to serve a population of 1,250 to 5,000 persons (5 - 20 acres).

Regional Facilities: Regional facilities have a standard of 6 acres per 1,000 population for the entire County. The facilities which fall in this category include Community Regional Parks, Regional Parks, Recreation Areas, Nature Preserves, and Trails. They are generally greater than 50 acres in size and offer a unique recreational experience. These facilities also include golf courses, which are judged on a standard of one 18-hole golf course per population of 90,000. The typical service area is one hour's driving time.

The Quimby Act Park Land Dedication Requirement is 3 acres per 1,000 people.

The Los Angeles County Department of Parks and Recreation (LACDPR) has divided the unincorporated territory of the County into numerous park planning areas. The proposed project site is located in park planning area #43B – Agua Dulce/Acton. According to the Needs Study of County Park Lands (6/91), prepared by the LACDPR Central Office Planning Division, this planning area should have 70 acres of local park space. This figure was based on the Department of Regional Planning's 1990 population figures, therefore, the required park acreage may have increased over the years.

The Study characterizes the area as large areas of open space including the Angeles National Forest, with scattered residential, commercial and industrial land uses. It also indicates that the area is growing and local park lands are needed since there are presently no local parks in this planning area. Therefore, this planning area is deficient by 70 acres of local park land.

The County of Los Angeles operates several parks in the Santa Clarita Valley including local, community regional, and regional parks. While there are no local County parks in the immediate vicinity, other park and recreation facilities in the project vicinity include Val Verde Community Regional Park, Castaic State Recreation Area, and various parks in the City of Santa Clarita. The seven County parks in the Santa Clarita Valley occupy a total of 1,432.9 acres of land. The City of Santa Clarita also offers five small community parks that are located throughout the city, totaling approximately 336 acres. **Table 4.16.1** lists these parks, their classifications and sizes. A map of their locations is illustrated in **Figure 4.16-1.**

TABLE 4.16.1

EXISTING COUNTY PARKS

V.T.T.M. 48086

	FACILITY	CLASSIFICATION	ACREAGE
1)	Castaic Sports Complex	Community Regional	51.0
2)	Hasley Canyon Park	Local	5.4
3)	North Bridge Park	Local	8.6
4)	Placerita Canyon Park	Regional	341.0
5)	Val Verde Park	Community Regional	57.6
6)	Vasquez Rocks Park	Regional	745.0
7)	William S. Hart Park	Regional	224.3
Total			**1,432.9**

There are no existing or currently planned hiking trails or other recreation facilities on the project site. The Santa Clara River Trail located south of the Antelope Valley Freeway is an adopted trail. It is presently unconstructed and is not on the County's Trail Master Plan. There are no other existing or planned County trails or other recreational facilities in the immediate vicinity of the project site.

Thresholds of Significance

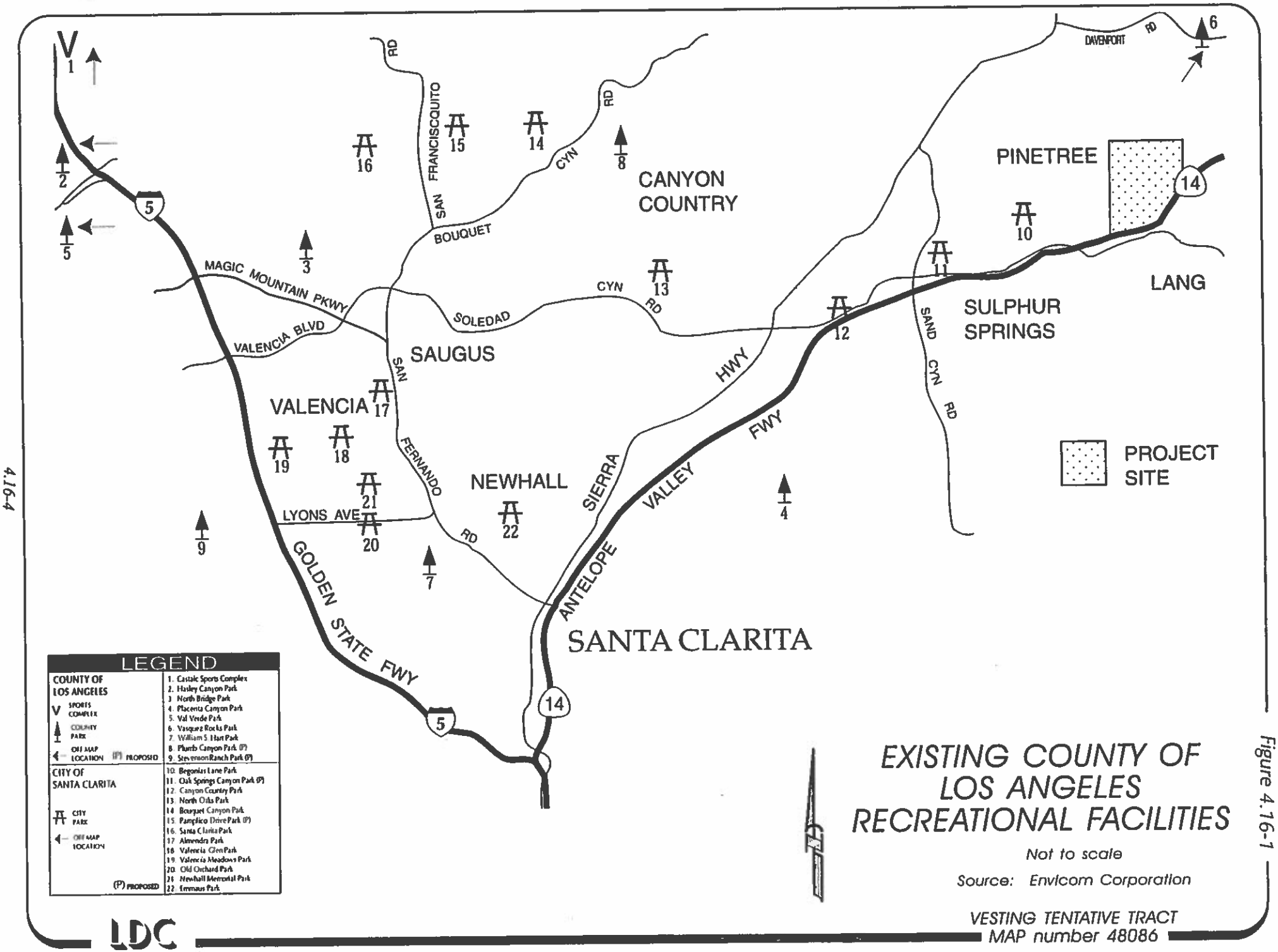
The proposed project would result in a significant impact if parkland is not provided to sufficiently accommodate the project's demand for recreational resources.

Project Impacts

Although there are a number of parks within driving distance of the proposed project site, none of these would serve the project's needs for a local park. Due to the size of the project site (548.1 acres), the provision of on-site park land or payment of in-lieu fees would be required to satisfy the project's needs for a local park. If necessary, the final calculation of Quimby park in-lieu fee will be determined by the formula established in the County Code, Title 21, Subdivision Ordinance and the fair market value per acre in effect at the time of payment of the park in-lieu fee.

The proposed project includes 18.0 acres of private parkland to serve its residents. Based on a average of 3.09 persons per household in the Santa Clarita Valley, the project's 542 new single-family residences would generate about 1,675 new residents. This would result in a ratio of about 11 acres of on-site park land per 1,000 project residents. Because this ratio is above the Los Angeles County parkland standard of 4 acres per 1,000 residents and the Quimby Act requirement of 3 acres per 1,000 residents, the quantity of park land provided as part of the proposed project would be sufficient to serve the project's demand for recreational resources. Therefore, the proposed project would not result in an adverse impact on the demand for recreational resources.

The only existing or planned recreational resource near the project site is the Santa Clara River Trail, an adopted yet presently unconstructed trail. Therefore, the proposed project would not result in an adverse impact on future planned recreational resources in the project vicinity.



EXISTING COUNTY OF LOS ANGELES RECREATIONAL FACILITIES

Not to scale

Source: Envicom Corporation

VESTING TENTATIVE TRACT MAP number 48086

LDC

Figure 4.16-1

Cumulative Impacts

A number of new residential projects are proposed for the Santa Clarita Valley area. These projects, in combination with the proposed project, would create a cumulative demand for recreational resources. It is anticipated that each development, particularly large scale planned developments similar to the proposed project, would be responsible for providing local parkland, or payment of in-lieu fees in accordance with the Quimby Act and local standards. Therefore, the total amount of development anticipated in the area is not considered to result in a significant cumulative impact on recreational resources.

Mitigation Measures

Implementation of the following project-specific (PS) mitigation measure will result in a less than significant impact to recreational resources.

- The project shall dedicate approximately 18.0 acres of private park land (for passive recreation) on-site in order to satisfy the Quimby requirements for this project.

Conclusion

With the dedication of ±18.0 acres of private park land on-site, implementation of the proposed project would result in a less than significant impact on recreational resources.

4.17 LIBRARY SERVICES

Existing Conditions

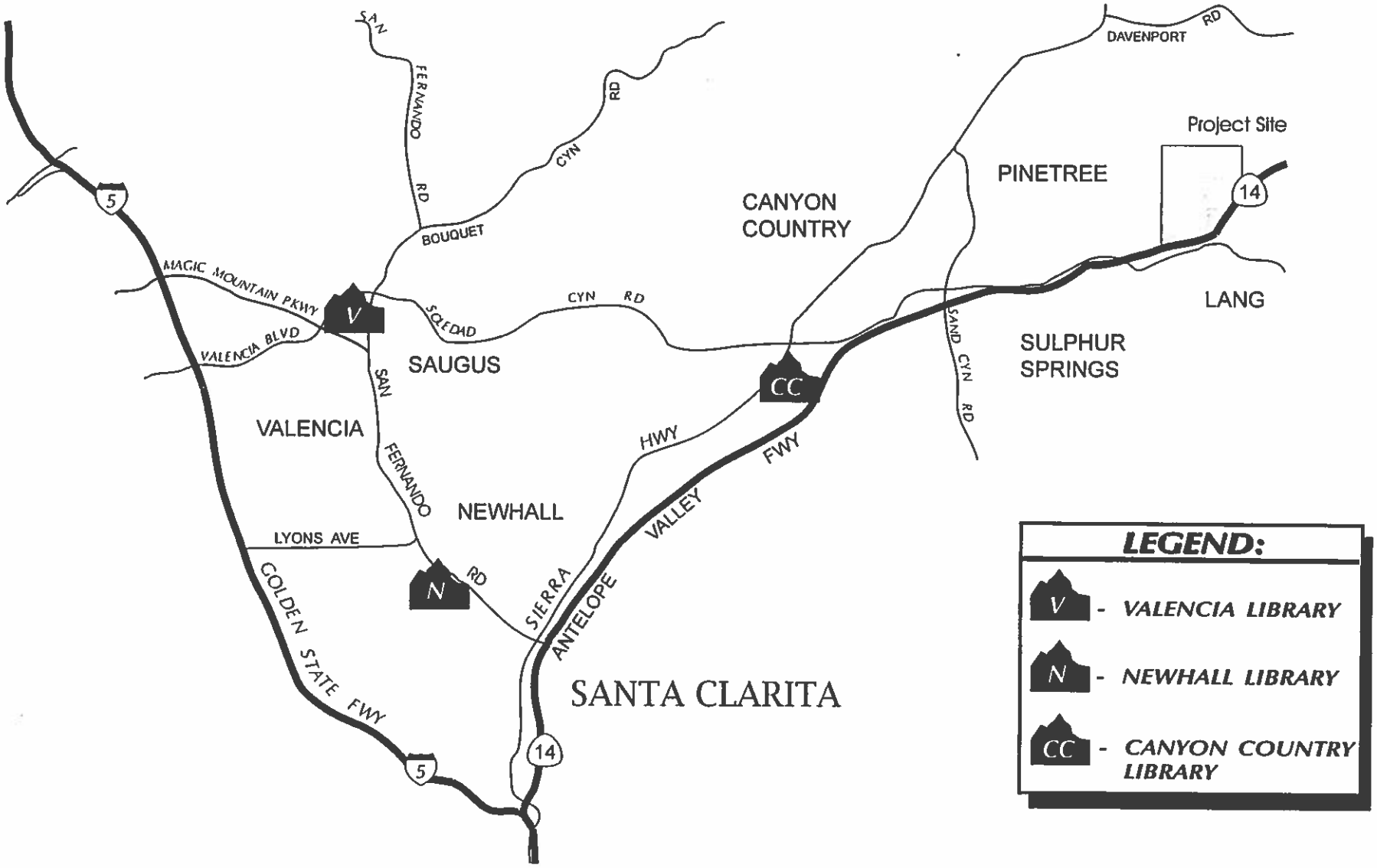
Facilities

The proposed project site will be served by the Los Angeles County Public Library (LACPL) system; specifically, the Canyon Country and Valencia Libraries. The main facility that will serve the project is Canyon Country Library[1], located approximately four miles from the project site at 18536 Soledad Canyon Road, in Canyon Country (see **Figure 4.17.1**). The Valencia Library is located at 23743 West Valencia Boulevard, in Valencia, approximately ten miles from the project site. The Santa Clarita Valley (SCV) is also served by the SCV Bookmobile which serves the extended Santa Clarita area.

The Canyon Country Library contains an inventory of 66,790 total library material items and occupies 5,050 sq. ft. of floor space. The Bookmobile is 108 square feet and houses 10,307 material items. The Valencia Library currently occupies 23,966 sq. ft. (excluding Regional Administrative office space) and has an inventory of 209,956 total library material items[2]. Library material items include books, items on microfiche, CD-ROM items, magazines, journals and periodicals.

In order to track and evaluate activity levels at each library, the County library system maintains a statistical database known as the Library Activity Index (LAI). The LAI system maintains data on number of registered borrowers, circulation of library materials, measurements of information and reference workload, and other factors. This data provides the common standard by which the workload at each library can be measured. The LAI indicated a steady increase in workload indicators until fiscal year (FY) 1992/93 when the County Library suffered budget restrictions. The budget restrictions curtailed the hours of operation at County Library facilities and necessitated staff layoffs. Additional budget cuts in FY 93/94 further reduced operating hours. In order to meet the demands of the expanding community, additional library square footage, library material items, and staffing will be necessary.

[1] F. Hungerford, LACPL, correspondence, 4/5/96. See Appendix B.
[2] S. Hampton, LACPL, correspondence 10/28/98. See Appendix L.



LIBRARY LOCATIONS

Not to scale

Source: Envicom Corporation

VESTING TENTATIVE TRACT MAP No. 48086

Figure 4.17-1

4.17-2

LDC

With the rapid expansion of information available on the Internet, businesses, private computer-users, and schools may be able to interact directly with their local libraries. While this may relieve some of the pressure on the libraries to acquire additional library material items, it could create an increased demand for computerized library services.

Funding for the County Library consists of property taxes, a special tax, and revenue collected from fines, fees, and other miscellaneous sources. There has been allocation of funds from the County General Fund, but decisions of budget allocation for the Public Library are made on an annual basis by the Board of Supervisors based on available funding.

On October 27, 1998 the Board of Supervisors adopted a Library Facilities Mitigation Fee Program, which establishes a fee structure that will mitigate the impacts to library facilities in the unincorporated areas as a result of new residential developments. With the implementation of this program, developers will be required to pay the mitigation fee on each new residential unit at the time a building permit is issued.

Seven library planning areas were established as part of this program, and an individual fee has been established for each planning area. The Santa Clarita Valley has been designated as Planning Area 1. The mitigation fee for Planning Area 1 is currently $583.00. The fee is set at a base level sufficient to provide a turn-key library facility, including the land, the library building, site amenities, furnishings and equipment, and library books and materials, provided that the population increase warrants a new facility. The developer fee program will be periodically updated to assure that it continues to meet the County's requirements. In addition, the program provides for an annual CPI adjustment, effective each July 1st, to keep the fee structure current with actual costs.

No planning factors have been established for staff requirements. However, cost estimates set forth by the LACPL are currently based on a construction cost estimate of $256.81 per square foot and an average cost of $35.16 per item for library material items.

The recently adopted Library Facilities Mitigation Fee Program will also include a Capital Improvement Plan, which identifies requirements for new libraries, expansion of existing libraries, and other facility augmentations that will be required from the present to the year 2020. This is based on the assumption that residential development will occur as

projected. The actual need for individual library facilities will depend on the scope and timing of development within each of the seven planning areas and other factors, such as changing economic conditions and changes in population.

Thresholds of Significance

A significant impact to the Los Angeles County Public Library system would occur if; 1) the proposed project results in demands for library materials or square footage that causes or exacerbates an exceedence of available resources; and 2) those demands would not be adequately funded by revenues to the library system generated by the project in the form of taxes or developer fees.

Environmental Impacts

Project Impacts

In developing guidelines for estimating increased library infrastructure costs, the LACPL uses the current Department of Regional Planning figure of an average of 3.09 persons per household for the Santa Clarita Valley statistical area. Based upon this criteria, the proposed project construction of 542 residential units would result in an estimated population increase of 1,675 new residents. Cost estimates set forth by the LACPL associated with the proposed project are currently based on a construction cost estimate of $256.81 per square foot and an average cost of $35.16 per item for library material items. Based on the population increase and the LACPL planning standards, project-related material items requirements are estimated at 3,350 items, and facility requirements would equal an additional 652 square feet of library space (See **Table 4.17.1**). No planning factors have been established for staff requirements, therefore, potential staffing requirements associated with the proposed project are not calculable. The proposed project is estimated to have a total impact cost of $285,226, excluding land costs.

Table 4.17.1

PROJECT-GENERATED LIBRARY DEMAND
V.T.T.M. 48086

Land Use	Dwelling Units	Project Pop.	SPACE			MATERIAL ITEMS		
			Factor (SF/Cap)	Demand (SF)	Cost ($256.81/SF)	Factor (Items/Cap)	Demand (Items)	Cost ($35.16/Item)
Single-Family	542	1,675	0.389	652	$167,440	2	3,350	$117,786

Cumulative Impacts

The cumulative effect of this development in conjunction with others currently planned for and in progress within the County will necessitate an increase in library square footage, expansion of the current collection, and additional staffing. Cumulative demand for library services has been estimated based on the County's Urban Services Analysis. It includes projects that are approved, recorded, and pending in the community. A copy of that analysis is available in Appendix H. Cumulative projects in the vicinity are estimated to generate the need for an additional 118,731 sq. ft. of floor space and 610,441 library material items. Under current conditions, build-out of all cumulative projects would generate a deficit of 206,132 material items and 84,873 square feet of space. The proposed project would add to that cumulatively adverse impact. Without mitigation, cumulative impacts to the libraries in the Santa Clarita Valley will be significant.

Mitigation Measures

Implementation of all of the following standard (S) mitigation measure will bring the project-related individual and cumulative library services impacts to a less than significant level:

- (S) The project proponent will comply with mitigation funding requirements that the County of Los Angeles has adopted in order to mitigate the proposed project's impacts to a level that is less than significant. The Board of supervisors has adopted a permanent developer fee of $583.00[3] for the Santa Clarita Valley. Utilizing this number,

[3] The developer fee program will be periodically updated to assure that it continues to meet the County's requirements. In addition, the program provides for an annual CPI adjustment, effective each July 1, to keep the fee structure current with actual costs.

total mitigation fees to offset the proposed project's impacts, in terms of space requirements and additional library materials, are estimated at $315,986. The actual fee amount shall be calculated when the applicant pays this fee, prior to building permit issuance.

Conclusion

Implementation of the mitigation measure listed above would reduce the proposed project's individual and cumulative impacts to a less than significant level. Based on the current library mitigation fee program, payment of the estimated $315,986 fee would entirely mitigate the project's estimated impact cost of $285,226.

5.0 ENVIRONMENTAL IMPACT OVERVIEW

5.1 SIGNIFICANT ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

The California Environmental Quality Act and Guidelines, Section 15126(b), mandates that any significant impacts, including those which can be mitigated but not reduced to a level less than significant, be described in the EIR. Impacts that are identified as "significant unavoidable adverse impacts" after mitigation would require the County to adopt a Statement of Overriding Considerations if the project is approved as proposed (CEQA Section 21081).

Seventeen areas of potential impact were analyzed in relation to the proposed project. Through the analysis contained herein, it has been determined that the potential adverse impacts in 14 of the 17 project-related impact areas can be reduced to levels less than significant through appropriate mitigation measures. Those impact factors include; Geotechnical Hazards, Flood Hazard, Fire Hazard & Protective Services, Noise, Traffic & Access, Cultural Resources, Sewage Disposal, Education, Sheriff Protection, Water Services, Solid Waste, Environmental Safety, Recreation, and Library Services. However, implementation of the project as proposed would generate long-term impacts to Air Quality, Visual Qualities and Biological Resources that would remain potentially significant after mitigation.

5.2 MITIGATION MONITORING PROGRAM

A mitigation-monitoring program shall be developed from the mitigation measures included for each impact section, and shall be included in the Final Environmental Impact Report for this project.

5.3 ALTERNATIVES TO THE PROPOSED PROJECT

Section 15125(d) of the State of California CEQA guidelines states that a range of project alternatives "which could feasibly attain the basic objectives of the project" must be addressed. In addition, a comparative evaluation of the "No Project" alternative must be done. Alternatives to the proposed project were defined and evaluated for their relative degree of impact on the environment. The following three alternatives are discussed in this section.

- Alternative 1 - No Project
- Alternative 2 - Existing Area Plan (SCVAP) Land Use Design

- Alternative 3 - Reduced Density Design

5.3.1 Alternative 1 – No Project

Under the No Project Alternative implementation of the proposed project would not occur and the project site would remain vacant. As a result, virtually all impacts that would be generated by the proposed project would be avoided under this alternative. A comparison of potential environmental impacts between Alternative 1 and the proposed project is provided below and in **Table S-2** of the Summary section.

Geotechnical Hazards

Alternative 1 would not require any grading or landform modification. No future residents or land uses would be subject to the potential geotechnical hazards associated with the proposed project (i.e., slope stability). Therefore, no geotechnical hazard impacts will occur under Alternative 1.

Flood Hazard

Impermeable surfaces would not be constructed under Alternative 1. As such, no increases in surface runoff rates or velocities would occur. On-site natural drainages would not be altered under Alternative 1. No residential land uses would be developed on-site, therefore, the potential flood hazard impacts to future residents would not occur. Runoff from the project site would continue to discharge to the Santa Clara River with an unchanged debris potential.

Fire Hazard & Protection

This alternative would not increase existing demands for the various fire and emergency services provided by the Los Angeles County Fire Department (LACFD) as no new structures would be developed on the project site that could demand these services. The existing requirement for fire protection services on-site in the event of wildland fires would continue.

Noise

Alternative 1 would not involve any grading or development on the project site. Therefore, there would be no noise impacts from Alternative 1 that are typically associated with grading or construction. No residents would be exposed to ambient noise generated by the 14 Freeway or other off-site noise sources.

Air Quality

Adverse air quality impacts typically associated with grading and construction would not occur under Alternative 1. Also, since no new traffic would be generated and no new homes would be built, no additional operational or automobile-related air pollutant emissions (i.e., PM_{10}, CO, NOx, etc.) would occur.

Biological Resources

No impacts related to biological resources (e.g., loss of natural habitat, impacts to sensitive wildlife, plant species, and on-site drainages) would result under Alternative 1 as no grading or development would occur on the proposed project site. The two potential habitat linkages under the freeway would remain as they currently exist.

Cultural Resources

Since no grading or development would occur under this alternative, disturbance or potential destruction of cultural resources identified on-site would not occur.

Visual Impacts

Alternative 1 would not result in any landform alteration or the construction of dwelling units on the project site. No new visual impacts would occur as a result of implementation of Alternative 1.

Traffic/Access

The no-project alternative would not generate any new vehicular traffic. Access to the site would remain as it currently exists. No signal would be installed at Soledad Canyon Road/Spring Canyon Road, no improvements to the Spring Canyon Road underpass would be made, and the proposed widening of Soledad Canyon Road in the project vicinity would not occur.

Sewage Disposal

Alternative 1 would not result in the construction or operation of any uses that would generate wastewater. Therefore, no additional wastewater would be added to either the local Newhall County Water District sewer lines or the Los Angeles County Sanitation District's regional facilities by this alternative.

Education Facilities

No education impacts would occur under the "No-project" alternative. No future elementary school site would be offered under this alternative.

Sheriff Protection

Alternative 1 would not add a population that would demand additional sheriff protection services. Sheriff protective services would remain the same. No future sheriff sub-station would be offered on the site.

Water Service

The No-Project alternative would not increase water demand at the project site.

Solid Waste Disposal

No new development or population would be generated at the project site that would generate solid waste.

Environmental Safety

Alternative 1 would not result in new development or associated population that could be exposed to environmental safety impacts of the natural gas transmission pipeline that traverses the project site.

Recreational Facilities

Alternative 1 would not result in an increase in population at the project site that would demand recreation resources in the Santa Clarita Valley area. The parks proposed under the Spring Canyon project would not be developed.

Library Services

No additional population would be generated at the project site that would create additional demand for library services.

Conclusion

The objectives of the proposed project include a 549 lot tract map that would permit the development of 542 single family residential lots with a wide variety of lot and housing products on approximately 211.4 acres of the 548.1 acre site, as well as allocation of three open space lots, two park lots, a sheriff sub-station lot and a fire station lot. A 9.0±-acre off-site elementary school site is being offered as mitigation for potential education impacts. The proposed project seeks a change of zoning and land use designations for the site to allow clustered

development in the southwesterly portion of the site where it would be adjacent to similar land uses, and large areas of open space could remain on-site. Under Alternative 1, the site would remain vacant and undeveloped. None of the applicant's project objectives of providing a range of residential lot sizes and housing types, a fire station site, a sheriff sub-station site, parklands, or a school site in the Pinetree area would be achieved.

This alternative is considered both economically and operationally infeasible, as it does not meet the applicants basic objectives for the site. In addition, the project site is bordered on the west with existing and under-construction residential development in character with the densities and design of the proposed project.

5.3.2 Alternative 2 – Existing Area Plan (SCVAP) Land Use Design

Under Alternative 2, the existing land use designations, as listed in the Santa Clarita Valley Area Plan, including N2 (Non-urban 2) and HM (Hillside Management) were used to determine the alternative project's design. The range of allowable density under these land use designations is one-acre minimum lot size to 20-acre minimum lot size with one dwelling unit per lot. Alternative 2 was also designed to keep the proposed land uses on-site at exterior noise levels of CNEL 60 or less. This is the exterior noise range considered to be Normal.

Alternative 2 assumes: (1) that the highest threshold of density and dwelling units is possible under the existing land use designations; and (2) that the number of dwelling units would be maximized. Therefore, this alternative would result in a total of 265 single-family residential dwelling units (107 units in the N2 designation and 158 units in the HM designation). As with the proposed project, two park sites, three open space lots and the fire station lot are included in this alternative. No sheriff sub-station or elementary school site lots are included in this alternative due to the exterior noise level constraint. An illustration of this alternative design is available as **Figure 5.0-1**.

This alternative would result in residential estate style lots with minimum one acre lot sizes. This Alternative design has been clustered in the southwesterly portion of the property in order to avoid areas of potential geotechnical instability, to preserve the major hillsides and ridges in the most northerly and easterly portions of the site, to retain large areas of open space, and to avoid the majority of the Spring Canyon drainage. In addition, the clustering of the lots in this part of the site represents a logical extension of the existing residential land uses to the west.

Development would occur within a slightly smaller development envelope than the proposed project. Approximately 210± acres of the site would be subject to grading and development, as opposed to 250± acres with the proposed project. A

comparison of Alternative 2 and the proposed project is provided below and is summarized in **Table S-2** of the Summary section.

Geotechnical Hazards

Alternative 2 would result in development over a reduced portion of the project site. Implementation of this design would require grading and landform modification of approximately 210 acres of the site. Potentially adverse geotechnical impacts associated with Alternative 2 are expected to remain the same as to the proposed project due to slope instability and remedial grading of the development site.

Flood Hazard

Alternative 2 would result in the development of fewer residential units and, in turn, less impermeable surfaces to affect surface runoff rates and velocities. However, the site would be subject to the same adverse impacts related to flood hazards as the proposed project due to the development area and the flood plains. The major storm drain improvements would still be required. As with the proposed development, all drainage improvements would be constructed to the satisfaction of the County of Los Angeles Department of Public Works.

Noise

Development of Alternative 2 would result in noise impacts typically associated with grading and construction. These impacts are considered comparable to impacts expected from the proposed project since it is expected that site grading would require an identical mix of equipment operating over the same geographic area. Therefore, construction noise impacts would be the same those associated with the proposed project. Long-term operation noise impacts associated with Alternative 2 would occur as a result of increased vehicle trips generated by population that would occupy the on-site residential units. The existing exterior noise levels in the southwesterly and southeasterly portions of Alternative 2 fall into the range of Normal to Conditionally Acceptable of 55-60 dB; where no residential or public land uses adjacent to the freeway fall in areas with exterior noise levels of CNEL 65 or greater. Interior noise levels of CNEL 45 would be achieved for all buildings proposed using standard building practices.

Air Quality

Adverse air quality impacts would be experienced as a result of construction and operation of Alternative 2. Development would occur on about 210± acres of the property under Alternative 2. Therefore, the 29% decrease in development size

will reduce the short-term construction impacts that are associated with the proposed project.

Long-term operational air quality impacts of Alternative 2 would result from stationary and mobile sources related to this alternative. The decrease in the number of vehicle trips (mobile emissions source) as well as the number of dwelling units (stationary emissions source) would be about 50% less than the proposed project. Therefore, long-term operational impacts associated with Alternative 2 are considered to be about 50% less than the proposed project.

TABLE 5.3.1

ESTIMATED OPERATIONAL EMISSIONS – ALTERNATIVE 2
V.T.T.M. 48086

	Emissions in Pounds per Day				
Emissions Source	***CO***	***VOC***	***NO_x***	***SO_x***	***PM_{10}***
Total Proposed Project (542 units) Emissions:	213.3	52.2	67.1	3.9	255.2
Total Alternative 2 (265 units) Emissions (about 50% less)	106.7	26.1	33.6	1.9	127.6
SCAQMD Threshold:	**550.0**	**55.0**	**55.0**	**150.0**	**150.0**
Alt. 2 Exceeds Threshold?:	**NO**	**NO**	**NO**	**NO**	**NO**

Source: Impact Sciences, Inc. Emissions calculations are provided in Appendix B.
Totals in table may not appear to add exactly due to rounding in the computer model calculations.

As indicated in **Table 5.3.1**, unmitigated levels in all emission categories would be less than the SCAQMD's significant threshold for Alternative 2 under long-term operational conditions.

Biological Resources

Alternative 2 is assumed to allow the buildout of a decreased number of residential units than the proposed project. This alternative would impact approximately 40 less acres of the site. Forty less acres of vegetation and habitat for plants and wildlife would be lost under this alternative, specifically, the upper reach along the Tapie/Spring Canyon ridge in the central portion of the project site. There would also be unquantifiably less mortality on wildlife under this alternative due to the project size reduction. The increased contiguity of open space in the northeasterly portion of the project site under this alternative could allow for increased east to west wildlife movement ability after development. Impacts associated with wildlife movement from north to south would remain the same as the proposed project. Indirect biological impacts, including loss of

habitat to brush clearance, human encroachment and introduction of non-native predators, would be reduced under Alternative 2 due to the reduced development footprint and number of dwelling units, less population generated under this alternative, and less dwelling units adjacent to open space areas.

Cultural Resources

Although there will be approximately 50% less dwelling units proposed under Alternative 2, the development area would still result in the same amount of impacts to cultural resources comparable to the proposed project due to larger lot size requirements of the existing SCVAP land-use designations. Due to biological restrains, geotechnical constraints in northerly part of the site, and the preservation of upper Spring Canyon; avoidance of resource sites *Shadow Pines 1, 2,* and *5* would not be achieved under this alternative. However, avoidance of *Shadow Pines 3* and *4* would occur due to the reduced development envelope. Thus, impacts related to cultural resources would be less under Alternative 2 than the proposed project.

Visual Impacts

Alternative 2 would result in the location of the dwelling units over 40-acres less of the project site. Buildout of this alternative would be within the same development envelope as the proposed project, with the exception of the main ridgeline between Tapie and Spring Canyons. The development envelope has been pulled back along this ridgeline. The lots in this alternative are larger and it is anticipated that the houses would be larger and more widely spaced. A visual barrier berm would be placed along the 14 Freeway in the southwest corner of the site to shield the most prominent view of the site traveling northbound as one passes the Stonecrest development. The berm would be vegetated with native vegetation to present naturalistic view along this stretch of the freeway. As with the proposed project, the prominent ridgelines and peaks in the northerly and easterly portions of the site that frame the development would be preserved. Impacts related to visual qualities under Alternative 2 would be less than the proposed project.

Traffic/Access

Access would still be provided via Spring Canyon Road via Soledad Canyon, as well as from two interior streets that are part of the westerly adjacent tract. Alternative 2 would result in buildout of approximately 50% less residential units than the proposed project. Thus, it will reduce traffic trips in the area by approximately 50 %, from 5,198 to 2,959. A negligible amount of traffic would be generated by the proposed future fire station, but no sheriff sub-station or

school-related traffic would be generated. As with the proposed project, traffic impacts would be mitagable to levels that are less than significant based on the County of Los Angeles' and the City of Santa Clarita's criteria.

Sewage Disposal

The 265 dwelling units assumed under Alternative 2 would generate 0.07 mgd[1] of wastewater daily. This figure is half of the 0.14 mgd generated by the proposed project. Thus, the impact of Alternative 2 related to sewage disposal is considered less than the proposed project.

Education

Alternative 2 would result in the buildout of 265 dwelling units. The number of students generated by Alternative 2 who would attend the Sulphur Springs Elementary School District's schools serving the project site would be 105 students[2], or 111 fewer students than would be generated by the proposed project. Alternative 2 would generate 78[3] students who would attend William S. Hart Union High School District schools; 78 fewer students than the proposed project. Thus, Alternative 2 would result in adverse impacts upon education that would be less than the proposed project.

Fire Protection

Alternative 2 consists of 277 fewer residential units than the proposed project. Alternative 2 will decrease in the demand for fire protection services by approximately 50% when compared to the proposed project. As with the proposed project, additional manpower, equipment, and facilities would be required to service the demand generated by this alternative. The fire station lot would be offered under this alternative.

Sheriff Protection

Alternative 2 would result in a resident population of 819 persons.[4] This alternative would result in the need for less than one additional Sheriff's deputy, based on a planning ratio of one officer per 1,000 population. The tax revenue generated by the proposed project is considered to offset the Sheriff protection demand for this alternative. The demand for an additional deputy is one less deputy than what is demanded by the proposed project.

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1 Calculated using a sewage generation factor of 260 gallons per dwelling unit per day.

2 Calculated by multiplying 265 dwelling units under Alternative 2 by 0.398 elementary school students generated per dwelling unit.

3 Calculated by multiplying 265 dwelling under Alternative 2 by 0.10 junior high school students generated and 0.20 high school students generated per dwelling unit.

4 Based on 3.09 persons per dwelling unit at 265 dwelling units.

Figure 5.0-1



ALTERNATIVE 2 - EXISTING AREA PLAN (SCVAP) LAND USE DESIGNATION

Not to scale

VESTING TENTATIVE TRACT MAP NO. 48086

LDC

Water Service

Water service demand generated by buildout and operation of Alternative 2 would be approximately 239 acre feet per year.[5] This figure represents 249 acre feet per year less demand than the proposed project. Therefore, water service demand impacts generated by Alternative 2 would be less than the proposed project. The applicant would continue to contribute, although less, to the infrastructure improvements that the Newhall County Water District is implementing.

Solid Waste

Alternative 2 would generate a resident population of 819 persons. Yearly tonnage of solid waste generated by Alternative 2 would be one ton per person per year for a total of 819 tons of solid waste per year, or ±2 tons per day. These figures represent approximately 50% less solid waste generated by Alternative 2 than the proposed project. Therefore, it is considered that Alternative 2 would result in 50% less impacts related to solid waste than the proposed project.

Environmental Safety

Alternative 2 would result in 265 residential units within a development envelope that is 40-acres smaller than the proposed project. Due to the increased lot sizes, less lots will be placed next to the gas line.

Recreation

Alternative 2 would generate a resident population of 819 persons. Because there will be approximately 50% less residential population under Alternative 2, the demand for resident parkland would also be less than demand generated by the proposed project. Thus, the impact upon recreation associated with implementation and buildout of Alternative 2 would be less than the proposed project. Under both development plans, parklands shall be dedicated on-site.

Library Services

The population associated with buildout and operation of Alternative 2 (819 persons) would demand 286 square feet additional library area and 178 additional library material items.[6] These figures are about 50% less than the demand estimated for the proposed project. The library service impact expected as a result of Alternative 2 is therefore about 50% less than the proposed project. As with the proposed project, established mitigation fees would be required to offset the demand.

5 Calculated using a water demand rate of 0.90 acre feet per year per dwelling unit.
6 Calculated using generation rates of 0.35 square feet of library space per capita and 2.0 library material items per capita.

Conclusion

The objectives of the proposed project include a 549 lot tract map that would permit the development of 542 single family residential units on 211.4 acres of the 548.1 acre project, as well as allocation of three open space lots, two park lots, a sheriff sub-station and a fire station lot. The proposed project seeks a change of zoning and land use designations for the site to allow clustered development in the southwesterly portion of the site, immediately adjacent to existing residential uses. The proposed project also plans to provide residential units that are similar in character and density to the westerly adjacent land uses, while offering a variety of lot sizes and housing product types.

Alternative 2 would result in development of a maximum of 265 single-family residential estate style lots that would be allowed under the present SCVAP Land Use Plan. This alternative would not include school or sheriff sites. In addition to not meeting the proposed project's objectives, this alternative is considered economically infeasible due to the lower ratio of housing units to infrastructure costs. The cost of necessary improvements spread over the lesser number of lots would reduce the marketability of the lots in this area.

5.3.3 Alternative 3 – Reduced Density

Alternative 3 considers a development envelope, which is similar to the proposed project with the exception of eliminating some of the development along the main ridgeline that separates Tapie and Spring Canyons, and including the construction of a visual barrier berm at the southwesterly corner of the site. Alternative 3 (Reduced Density Alternative) consists of 460 single-family lots, 313± acres of open space, two park sites (18.0 ac.), a 1.8-acre sheriff's sub-station, a 3.2-acre fire station lot, and a 9.0-acre school site. This represents a 17 percent (82 units) decrease in single-family residential units from the proposed project and an 18 percent (45 acres) increase in open space.

Under this alternative, 82 less single family residential units would be developed along the northerly reach of the central ridgeline separating Tapie and Spring Canyons. Open space would become approximately 45 acres larger in this portion of the project site as compared to the proposed project. **Figure 5-2** illustrates the reduced development envelope and the placement of the visual barrier berm included in Alternative 3.

Geotechnical Hazards

Alternative 3 would result in geotechnical impacts comparable to the proposed project. Grading and landform modification of Alternative 3 would be consistent

with that by the proposed project. The exception is approximately 45 acres that would be left natural along the northeasterly portion of the ridge that separates Tapie and Spring Canyons. Since the development envelope would be shortened in the more elevated portion of the project site where development would occur under the proposed project, Alternative 3 is considered to result in less geotechnical impacts than the proposed project.

Flood Hazard

Alternative 3 would result in the development of fewer residential units and, in turn, less impermeable surfaces to affect surface runoff rates and velocities. However, the site would be subject to the same impacts related to flood hazards as the proposed project. The major storm drain improvements would still be required. As with the proposed development, all drainage improvements would be constructed to the satisfaction of the County of Los Angeles Department of Public Works.

Noise

Development of Alternative 3 would result in noise impacts typically associated with grading and construction. These impacts are considered comparable to impacts expected from the proposed project since it is expected that site grading would require an identical mix of equipment operating over a similar geographic area. Therefore, construction noise impacts would be the same as those associated with the proposed project.

Long-term operation noise impacts associated with Alternative 3 would occur as a result of increased vehicle trips generated by population that would occupy the on-site residential units. The existing exterior noise levels in the southwesterly and southeasterly portions of Alternative 3 fall into the range of Normal to Conditionally Acceptable of 55-60 dB. No residential or public land uses adjacent to the freeway fall in areas with exterior noise levels of CNEL 65 or greater. As with the proposed project, standard construction practices would reduce interior noise levels for all uses to 45 CNEL or less. The decreased number in vehicle trips may result in reduction of operational noise that would be experienced due to the implementation of this alternative.

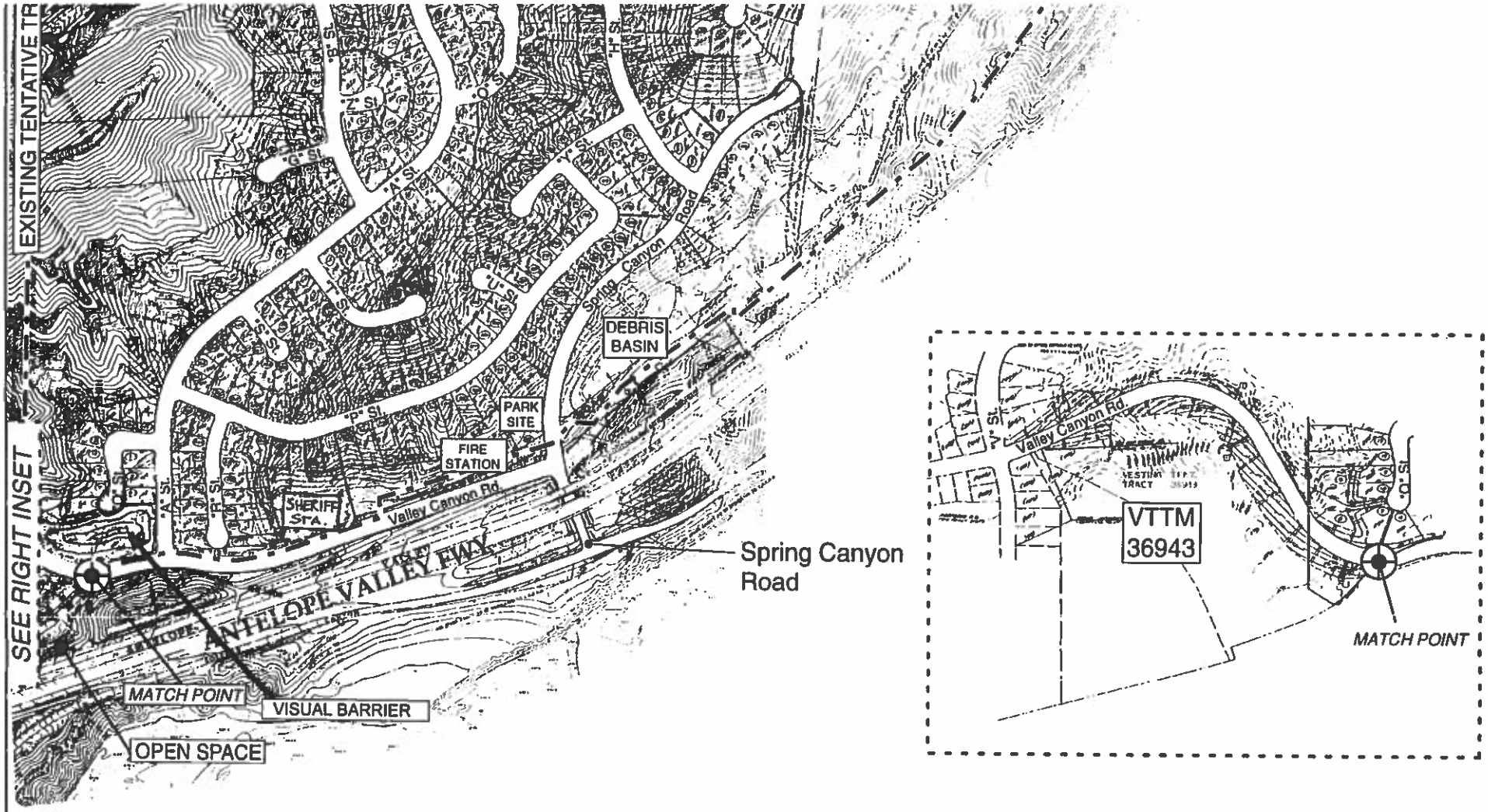

EXISTING TENTATIVE TR
SEE RIGHT INSET
DEBRIS BASIN
PARK SITE
FIRE STATION
SHERIFF Sta.
Valley Canyon Rd.
Spring Canyon Road
ANTELOPE VALLEY FWY.
MATCH POINT
VISUAL BARRIER
OPEN SPACE
VTTM 36943
MATCH POINT
SEE LEFT MATCHPOINT
Project Area Boundary Line
Alternative 3 - Reduced Density
Not to scale
VESTING TENTATIVE TRACT MAP NO. 48086
LDC

Figure 5.0-2

Air Quality

Short-term air quality impacts during grading and construction would be reduced under Alternative 3 compared to the proposed project due to approximately 45 less acres to be graded and 82 less single family residential units to be constructed.

Long-term air quality impacts would also be less than the proposed project under Alternative 3 with less daily traffic generated and approximately 14% less development on the project site. This, in turn, would result in less gasoline, natural gas and electricity consumption as well as associated air pollutant emissions than the proposed project.

TABLE 5.3.2

ESTIMATED OPERATIONAL EMISSIONS – ALTERNATIVE 3
V.T.T.M. 48086

	Emissions in Pounds per Day				
Emissions Source	**CO**	**VOC**	**NO_x**	**SO_x**	**PM_{10}**
Total Proposed Project (542 units) Emissions:	213.3	52.2	67.1	3.9	255.2
Total Alternative 3 (460 units) Emissions (about 16% less)	179.3	43.9	56. 4	3.3	214.2
SCAQMD Threshold:	**550.0**	**55.0**	**55.0**	**150.0**	**150.0**
Alt. 3 Exceeds Threshold?:	**NO**	**NO**	**YES**	**NO**	**YES**

Source: Impact Sciences, Inc. Emissions calculations are provided in Appendix B.
Totals in table may not appear to add exactly due to rounding in the computer model calculations.

As indicated in **Table 5.3.2**, unmitigated levels of PM10 and NOx would remain slightly higher than the SCAQMD's significant threshold for Alternative 3 under long-term operational conditions. With mitigation similar to the proposed project, emissions of NOx would be less than significant, but PM10 emissions would remain above the significant threshold.

Biological Resources

Under Alternative 3, there will be approximately 45 acres more open and undisturbed land within the property boundary. This alternative will have an increase of 15% of dedicated open space than the proposed project. Fifteen percent less natural vegetation and habitat for plants and wildlife would be lost under this alternative, specifically, the upper reach along the Tapie/Spring Canyon ridge in the central portion of the project site. The potential mortality of wildlife

may also be reduced under this alternative due to the reduction in project-grading. The increased contiguity of open space in the northeasterly portion of the project site under this alternative could allow for increased east to west wildlife movement ability after development. Wildlife impacts associated with north to south movement would remain the same as the proposed project. Indirect biological impacts, including loss of habitat to brush clearance, human encroachment and introduction of non-native predators, would be reduced under Alternative 3 due to the reduced development footprint and number of dwelling units, less population generated under this alternative, and less dwelling units adjacent to open space areas.

Cultural Resources

Alternative 3 would result in impacts to cultural resources comparable to the proposed project. Due to biological restrains, geotechnical constraints in northerly part of the site, and the preservation of upper Spring Canyon, avoidance of resource sites *Shadow Pines 1, 2,* and *5* would not be achieved under this alternative. However, avoidance of *Shadow Pines 3* and *4* would occur due to the reduced development envelope. Thus, impacts related to cultural resources would be less under Alternative 3 than the proposed project.

Visual Qualities

Alternative 3 would result in a development envelope that is reduced by 40 acres over the proposed project. The 82 dwelling unit reduction under this alternative would lower the height of developed areas on the project site by 125 feet over the proposed development in the upper northeasterly reach of the development envelope along the upper ridge of Spring Canyon. A visual barrier berm would be constructed along the 14 Freeway in the southwest corner of the site to shield the most prominent view of the site traveling northbound as one passes the Stonecrest development. The berm would be vegetated with native vegetation to present naturalistic view along this stretch of the freeway. This location was chosen for a berm since the homes along the Spring Canyon ridgeline and the homes in Tapie Canyon are most visible from this view (see **Figure 4.8-3** of the Visual section). As with the proposed project, the prominent peaks and ridgelines in the most northerly and easterly portions of the site that frame the project would be preserved. Impacts related to visual qualities under Alternative 3 would be less than the proposed project.

Traffic/Access

Alternative 3 would result in the buildout of 82 less residential units than the proposed project. Less residential units would, in turn, generate less vehicle trips. The decreased number in vehicle trips of Alternative 3, approximately 4412 trips per day for residential uses plus, 858 trips per day for the school and public service lots, would reduce traffic/access impacts by approximately 13%.

Sewage Disposal

The 460 dwelling units assumed under Alternative 3 would generate 0.12 mgd[7] of wastewater daily. This figure is 0.02 mgd less than the proposed project. Thus, the sewage disposal impact generated under Alternative 3 would be less than the proposed project.

Education

Alternative 3 would result in the buildout of 460 dwelling units. The number of students generated under Alternative 3 who would attend the Sulphur Springs Elementary School District's schools serving the project site would be 183 students[8] ; 33 fewer students than would be generated by the proposed project. Alternative 3 would generate 138[9] students who would attend William S. Hart Union High School District schools, or 18 fewer students than the proposed project. Thus, Alternative 3 would result in adverse impacts upon education that would be less than the proposed project. As with the proposed project, the 9.0-acre elementary school site would be offered as mitigation for this alternative.

Fire Protection

Alternative 3 consists of 82 fewer residential units than the proposed project. The demand generated by Alternative 3 for fire protection services is considered less than the proposed project. Additional manpower, equipment, and facilities may be required to service the additional demand generated by this alternative. Because the LACFD's ability to meet additional demand is based on tax revenue generated, the tax revenue generated by the alternative would assist in meeting demand. Additionally, the inclusion of a fire station lot under this alternative would further reduce impacts generated as result of buildout. Therefore, the impact upon fire protection resulting from development of Alternative 3 is considered less than the proposed project.

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[7] Calculated using a sewage generation factor of 260 gallons per dwelling unit per day.

[8] Calculated by multiplying 460 dwelling units under Alternative 3 by 0.398 elementary school students generated per dwelling unit.

[9] Calculated by multiplying 460 dwelling under Alternative 3 by 0.10 junior high school students generated and 0.20 high school students generated per dwelling unit.

Sheriff Protection

Alternative 3 would result in a resident population of 1,421 persons.[10] The alternative would result in the need for one to two additional Sheriff's deputies, based on a planning ratio of one deputy per 1,000 population. The tax revenue generated by the proposed project is considered to offset the Sheriff protection demand for this alternative. The demand for an additional one to two deputies is comparable to the proposed project; however, because the resident population of the Alternative 3 would be less than the proposed project, the demand for Sheriff protection services would be less as well. Additionally, the inclusion of a sheriff sub-station lot under this alternative would further reduce impacts generated as result of buildout. Therefore, Alternative 3 is considered to result in an impact related to Sheriff protection that is less than the proposed project.

Water Service

Water service demand generated by buildout and operation of Alternative 3 would be 414 acre-feet per year.[11] This figure represents 74 acre-feet per year less demand than the proposed project. Therefore, water service demand impacts generated by Alternative 3 would be less than the proposed project.

Solid Waste

Alternative 3 would have a resident population of 1,421 persons. Yearly tonnage of solid waste generated by Alternative 3 would be one ton per person per year for a total of 1,421 tons of solid waste per year, or 3.9 tons per day. These figures represent 254 tons per year, or 0.7 tons per day, less solid waste generated by Alternative 3 than the proposed project. Thus, Alternative 3 would result in less impact related to solid waste than the proposed project.

Environmental Safety

Alternative 3 would locate 15 fewer lots alongside the Southern California Gas Company easement compared to the proposed project. The reduction in lots would result in less exposure of residential population to potential environmental safety impacts of the on-site pipelines. Therefore, the environmental safety impact associated with Alternative 3 is considered slightly less than the proposed project.

[10] Based on 3.09 persons per dwelling unit at 460 dwelling units.
[11] Calculated using a water demand rate of 0.90 acre feet per year per dwelling unit.

Recreation

Alternative 3 would generate a resident population of 1,421 persons. This figure is 254 persons less than the proposed project. Because resident population of Alternative 3 would be less than the proposed project, resident parkland demand for this alternative would be less than the resident parkland demand generated by the proposed project.

Library Services

The population associated with buildout and operation of Alternative 3 (1,421 persons) would demand 497 square feet additional library area and 2,842 additional library material items.[12] These figures are 155 square feet and 508 library material items less than the demand estimated for the proposed project. The library service impact expected as a result of Alternative 3 is therefore less than the proposed project.

Conclusion

The objectives of the proposed project include a 549 lot tract map that would permit the development of 542 single family residential units on 211.4 acres of the 548.1 acre project, as well as allocation of three open space lots (279.4 acres), two park lots (18.0 acres), a 1.8-acre sheriff sub-station lot and a 3.2-acre fire station lot. A ±9.0-acre graded school site is also being offered adjacent to the site. The proposed project seeks a change of zoning and land use designations for the site to allow clustered development in the southwesterly portion of the site.

Alternative 3 would result in a 466-lot subdivision with development of 460 single-family lots, two park sites lots (18.0 acres), a fire station lot (3.2 acres), a sheriff sub station lot (1.8 acres), and three open space lots (313 acres). The main difference between Alternative 3 and the proposed project is the reduction of residential lots along the ridge and the addition of a visual barrier berm to shield the most prominent view of the homes proposed along the central ridgeline of the site from the northbound freeway lanes. Dedicated open space areas would also be increased by approximately 40 acres.

Implementation of this alternative is considered infeasible as it would only partially achieve the applicant's objectives for the site. Elimination of the 82 lots along the ridge would reduce the economic feasibility of the proposed project. Due to the elimination of those lots, the development cost per lot for infrastructure improvements will reduce the marketability of the project compared to the comparable developments in the area.

[12] Calculated using generation rates of 0.35 square feet of library space per capita and 2.0 library material items per capita.

Alternatives Discussion Conclusion

In addition to the discussion and comparison of impacts of the proposed project and the alternatives, the CEQA Guidelines require that an "environmentally superior" alternative be selected. In general, the environmentally superior alternative is the alternative that would be expected to generate the least number of adverse impacts. In this case, the No Project Alternative would generate the least number of adverse impacts. However, Section 15126(d)(2) of the CEQA Guidelines requires that an environmentally superior alternative be selected above and beyond the No Project Alternative. Based on the alternative analysis provided above, it has been determined that Alternative 2, Existing Area Plan (SCVAP) Land Use Design, would result in the fewest number of adverse impacts therefore, it would be the environmentally superior alternative.

Alternative 2 was chosen as the environmentally superior alternative as it would create incrementally fewer impacts to all the impact factors and would ultimately result in two (2) less requirements for an over-riding consideration. Whereas the proposed project would require over-riding consideration decisions for long-term Air Quality and Biological Resources impacts; Alternative 2 would only require an over-riding consideration decision for Biological impacts. It is anticipated that Alternative 2 would generate less than significant long-term air quality and traffic impacts.

Alternative 2 is considered economically infeasible due to the lower ratio of housing units to infrastructure costs. The cost of necessary improvements spread over the lesser number of lots would reduce the marketability of the lots in this area.

5.4 THE GROWTH-INDUCING IMPACTS OF THE PROPOSED ACTION

Section 15126.2(d) of CEQA requires a discussion of the ways in which the proposed project could be growth-inducing. Growth inducement can be defined as any action which would remove obstacles to population growth; could foster economic or population growth, or could encourage the construction of new housing. A project may also be growth-inducing if it increases population so as to further tax community serving facilities, or if it encourages and facilitates other activities that may significantly affect the environment

Development of the proposed project would result in the provision of new infrastructure (i.e., utilities and access road) on the vacant project site. Infrastructure would need to be extended from existing sources which are south and west of the site. Additionally the project proposes a change in residential density which would allow for more residences to be located on the site.

Although these changes would allow for population growth on the project site, these changes are not expected to result in off-site population growth or the removal of an impediment to population growth in the surrounding environment. Thus, the proposed project would not remove obstacles to population growth and, therefore, is not considered growth inducing under this criterion.

Development of the proposed project would add a residential population on the currently vacant project site. The increased population would create additional demands on community serving facilities, such as libraries, schools, and fire and sheriff departments. However, the proposed project would mitigate its population impacts upon community serving facilities to less than significant levels. Therefore, the proposed project is not expected to tax these facilities upon buildout and is not considered growth inducing under this criterion.

The proposed project site is located at the outer fringe of existing development in this area of the Santa Clarita Valley. The lands surrounding the project site are either in the process of being builtout, are in the midst of the planning process for development, or are functioning as residential, commercial, or mining land uses. Therefore, development of the proposed project is not expected to encourage or facilitate other activities (developments) that may significantly affect the environment.

In conclusion, the proposed project is not considered to result in growth inducing impacts upon the surrounding environment because it would not remove obstacles to population growth or tax community serving facilities due to population growth, nor would the project encourage or facilitate activities that may significantly affect the environment.

5.5 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Section 15126(f) of CEQA requires that the irreversible commitment of resources associated with project implementation be examined. Many impacts associated with urban development result in the commitment of resources, both short-term and long-term. The transition from a natural state to a developed site is generally viewed as an irreversible change. Under the proposed plan approximately 211.4 acres of the 548.1-acre site would be irretrievably committed to urban uses.

Construction of the project would involve quantities of building materials and energy, which are nonrenewable resources. Urbanization of the site also commits future resources to the maintenance of the development and in the production of goods to be used by the residents of the site.

Development of the proposed project would result in the irreversible commitment of wildlife habitat and vegetation resources. Visual resources would be irretrievably altered by the grading and topographic changes necessary to develop the project as proposed. Many of the environmental impacts associated with urbanization are not necessarily permanent and the effects of development can be reversed, although reversion is not likely to occur. The proposed development would also require an irreversible commitment of public facilities and services, and sewage and solid waste disposal services.

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July 28, 2004

Agenda No. 11
10/28/03

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

Re: CONDITIONAL USE PERMIT NUMBER 96-044-(5)
OAK TREE PERMIT NUMBER 96-044-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

On October 28, 2003, your Board conducted its hearing on the above-referenced permits which propose the construction of 542 single-family residences, a fire station site, a sheriff sub-station site, two park lots, three open space lots, and the removal of four oak trees in the Soledad Zoned District. At the conclusion of the hearing, your Board indicated its intent to approve the permits and instructed us to prepare findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

OFFICE OF THE COUNTY COUNSEL

By
PETER J. GUTIERREZ
Senior Deputy County Counsel
Public Works Division

APPROVED AND RELEASED:

RAYMOND G. FORTNER, JR.
Chief Deputy County Counsel

PJG:di
Enclosures

HOA.235846.1

FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER CONDITIONAL USE PERMIT NO. 96-044-(5)
OAK TREE PERMIT NO. 96-044-(5)

1. The Board of Supervisors ("Board") conducted a duly noticed public hearing on proposed Conditional Use Permit Case No. 96-044-(5) and Oak Tree Permit Case No. 96-044-(5) on October 28, 2003. The Regional Planning Commission ("Commission") conducted its duly noticed public hearing on these proposals on October 18, 2000. These cases were heard concurrently with Sub-Plan Amendment No. 96-044-(5), Zone Change Case No. 96-044-(5), and Tentative Tract Map No. 48086.

2. The applicant is proposing to construct a residential development on the subject property consisting of 542 single-family residence lots, a fire station site, a sheriff sub-station site, two park lots, and three open space lots with project-associated infrastructure to be developed in compliance with the County's Hillside Management and density-controlled development design review criteria.

3. A conditional use permit is required to ensure compliance with the requirements of the density-controlled development and Hillside Management provisions, Sections 22.56.205 and 22.56.215 respectively, of the Los Angeles County Code ("County Code").

4. A conditional use permit for a density-controlled development allows clustering of the units into the least environmentally sensitive areas of the site while retaining the remaining portion of the property as permanent open space.

5. A conditional use permit for development in a Hillside Management area protects the resources in hillside areas from incompatible development which may result in, or have the potential for, environmental degradation and/or destruction of life and property. The conditional use permit also ensures, to the extent possible, that development maintains and, where possible, enhances the natural topography, resources, and amenities of the Hillside Management area while allowing for limited controlled development therein.

6. The subject property is located north of the Antelope Valley Freeway and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon Road in the Soledad Zoned District.

7. The subject property is 548.1 acres in size and is irregular in shape with level to hilly terrain. The property is currently undeveloped.

8. Access to this land division is via Spring Canyon Road, located off of Soledad Canyon Road. Additional access through local streets at the western edge of the site will be provided through adjacent Tract Map No. 36943 which is presently under construction.

9. The area surrounding the subject property consists of generally vacant properties, though there are a few scattered single-family residences to the north, a mineral processing use to the east, and the Antelope Valley Freeway to the south. To the west is a residential development of over 600 units which is under construction.

10. At the time the Conditional Use Permit and Oak Tree Permit applications were considered, the subject property was depicted within the R-Non-Urban category of the Countywide General Plan and the N2 (Non-Urban, one dwelling unit per acre) and HM (Hillside Management) categories of the Santa Clarita Valley Areawide Plan. On October 28, 2003, the Board considered and approved Sub-Plan Amendment No. 96-044-(5) changing:

    - 161.9 acres of the site from Hillside Management and N2 to U1 (1.1-3.3 dwelling units per acre) on the Santa Clarita Valley Areawide Plan; and

    - 161.9 acres of the site from R-Non-Urban to 1-Low Density Residential (1-6 dwelling units per acre) on the Countywide General Plan;

    385.7 acres of the subject property retains the R-Non-urban designation and 67.5 acres of the subject property retains the N2 designation and 318.7 acres remain Hillside Management.

11. The site is zoned A-2-1 (Heavy Agriculture, one acre minimum required area). Surrounding zoning is A-2-1 to the north, Residential Planned Development ("RPD") to the west, and A-2-1 to the east. To the south is the Antelope Valley Freeway. The zoning was established by Ordinance No. 7904 which became effective February 5, 1957.

12. Zone Change Case No. 96-044-(5) proposes to change the zoning on the subject property to:

    - R-1-6,000 (Single-family residential; 6,000 square feet minimum required area) on 62.51 acres;

    - R-1-7,000 (Single-family residential; 7,000 square feet minimum required area) on 60.57 acres;

    - R-1-8,000 (Single-family residential; 8,000 square feet minimum required area) on 6.97 acres;

    - R-1-10,000 (Single-family residential; 10,000 square feet minimum required area) on 58.35 acres;

    - R-1-15,000 (Single-family residential; 15,000 square feet minimum required area) on 27.36 acres; and

- R-1-20,000 (Single-family residential; 20,000 square feet minimum required area) on 25.94 acres;

The remaining acreage, 306.4 acres, will retain the A-2 zoning designation.

13. The project is consistent with the zoning categories as concurrently approved by the Board and the general plan categories previously approved by the Board on October 28, 2003.

14. Two park lots will be provided.

15. Of the 542 proposed single-family lots, approximately 213 lots will be approximately 6,000 square feet in size, approximately 91 lots will be approximately 7,000 square feet in size, approximately 25 lots will be approximately 8,000 square feet in size, approximately 131 lots will be approximately 10,000 square feet in size, approximately 45 lots will be approximately 15,000 square feet in size, and approximately 41 lots will be approximately 20,000 square feet in size.

16. The public facility lot 544 depicted on the tentative map proposed for use as a fire station lot will be approximately 3.2 acres in size with an approximately 1.0 acre useable pad which shall be graded by the permittee at its expense and designed to the satisfaction of the Los Angeles County Fire Department.

17. The public facility lot 543 depicted on the tentative map proposed for use as a sheriff sub-station lot will be approximately 1.8 acres in size with an approximately 1.0 acre usable pad which shall be graded by the permittee at its expense and designed to the satisfaction of the Sheriff's Department. The County, in its sole discretion, may use the sheriff sub-station lot for another public purpose in the event the County decides not to build a sheriff sub-station on the site.

18. Approval of this Conditional Use Permit and Oak Tree Permit will not become effective until the Board has adopted an ordinance effecting the change of zone and such ordinance has become effective.

19. Prior to adoption by the Board of Sub-Plan Amendment No. 96-044-(5), an analysis of the Santa Clarita Valley Areawide Plan classifications applicable to the site indicated that a theoretical maximum of 265 dwelling units were allowed on the subject property. Under the land use categories as adopted by the Board in Sub-Plan Amendment No. 96-044-(5), a range of 349 to 731 units is permitted.

20. An analysis by staff of the area of the site to remain Non-Urban indicates that a maximum of 171 dwelling units are allowed. The low density threshold for the Non-Urban area is 40.9 units.

21. An analysis by staff of the area of the site now designated urban as a result of approved Sub-Plan Amendment No. 96-044-(5), indicates that a maximum of 971 dwelling units are allowed. The low density threshold for the urban area is 161.9 dwelling units. The applicant's development proposal shows 126 dwelling units within the Hillside Management and N2 designated areas. The maximum permitted density within these two land use categories of the project site is 144 units. Although the Hillside Management areas proposed for urban development contain moderate to steep hillsides, these areas are not predominantly in excess of 50 percent natural slope.

22. The clustering of units and lots sizes of less than one acre are permitted provided that the overall density does not exceed a density of one unit per acre as required by the Non-Urban hillside provisions of the Santa Clarita Valley Areawide Plan. With 548.1 acres of land and 542 single-family lots proposed, the project complies with this requirement.

23. It is the intent of the Hillside Management conditional use permit to protect the resources in the Hillside Management areas as specified in the Countywide General Plan from incompatible development which may result in or have the potential for environmental degradation and/or destruction of life and property. It is not the purpose to preclude development within these areas but to ensure to the extent possible, that such development maintains, and where possible, enhances the natural topography, resources, and amenities of the hillside management areas while allowing for limited controlled development therein.

24. The proposed project and the provisions for its design and improvements are consistent with the goals and policies of the Countywide General Plan and have met the burden of proof for issuance of a conditional use permit as set forth in Title 22 of the County Code.

25. The proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, or erosion hazard. The project is located and designed so as to avoid or minimize hillside development, development activity in significant ecological areas or floodplains, and is mitigated to lessen those impacts as well as any impacts due to the presence of geologic or seismic hazards.

26. The proposed project demonstrates creative and imaginative design through its use of clustering, open space, trails, and other circulation elements, and considerations given to size, scale, and bulk, resulting in a visual quality that will complement community character and benefit current and future community residents.

27. The proposed project is compatible with the biotic, cultural, and scenic resources of the area. Further, the proposed project is designed and located in a manner to protect cultural and scenic resources.

28. The proposed project will not be detrimental to public health and safety. In addressing the project's location, size, design, and the operating characteristics of the proposed uses, consideration has been given to harmony in scale, bulk, coverage, and density. Consideration has also been given to the availability of public utilities, services, and facilities; the generation of traffic and the capacity and physical character of surrounding and proposed streets; and the suitability of the site for the type and intensity of use or development which is proposed.

29. The proposed project is conveniently served by neighborhood shopping and community facilities and can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan.

30. The approval of proposed dwelling units in a non-urban area is allowed since the proposed conditions of approval adequately mitigate problems of public safety, design, and environmental considerations as provided for in the Countywide General Plan.

31. The proposed project has the necessary provision for open space in that more than 300 acres will remain permanently undeveloped, as a result of dedicated and deed-restricted open space.

32. Additionally, the proposed project meets the hillside criteria established in Section II.D of the County General Plan, as follows:

    D.1 With the conditions imposed upon the related tentative tract map, the project will comply with all applicable County and State subdivision requirements;

    D.2 Engineering solutions to mitigate hillside hazards have been reviewed by the Departments of Public Works and Regional Planning and have been found to be appropriate as they relate to landslides, flooding, erosion, and visual impacts. Furthermore, the conditions for approval mandate the implementation of various design criteria to ensure that compliance will be achieved with respect to the aforementioned issues;

    D.3 Grading of slopes has been preliminarily approved by the Department of Public Works in its review of the related tentative map. Final detailed grading plans will be submitted to the Department of Public Works for approval before any grading of the site commences. The Fire Department and Department of Regional Planning have recommended conditions

including the irrigation of common landscape areas, brush clearance, and the approval of a landscape plan that will ensure that fire safety is optimized, and those conditions have been incorporated into the conditions of approval;

D.4 There are no significant views from existing residential areas that are affected by the project;

D.4a There are four oak trees proposed to be removed on the project site which are of sufficient size to qualify for an oak tree survey. Oak trees to be removed, as a result of grading necessary to prepare the project site for development, will be subject to the conditions of Oak Tree Permit No. 96-044-(5);

D.4b The Departments of Public Works and Regional Planning have recommended that graded slopes be landscaped and that such landscaping be maintained throughout the life of the project. These mitigation measures have been adopted as conditions of the related Vesting Tentative Tract Map; and

D.4c Landform (contoured) grading will be implemented wherever possible in the intervening open space between development areas.

33. The proposed development is consistent with the infrastructure portion (Urban Services Analysis) of the General Plan's Development Monitoring System ("DMS") since there is adequate water service, and sewage discharge capacity will not exceed the Sanitation District's future planned capacity. The proposed sheriff sub-station and fire station sites will mitigate impacts on police and fire services. Appropriate fees will be paid for capital library costs to insure sufficient increased capacity to serve the project's demands. Cumulative impacts on schools were identified during processing. The applicant has agreed to provide the necessary mitigation measures, including a graded site adjacent to the subject property or equivalent mitigation to reduce impacts on schools pursuant to the applicant's Mitigation Agreements with the Sulphur Springs School District and the Hart Union High School District, which are the districts serving the project site. These services were evaluated as part of the environmental analysis and the resultant environmental document.

34. The project is consistent with the access portion of DMS because there is adequate road service, and commercial and employment facilities are located in close proximity. The road service was evaluated as part of the environmental analysis and the resultant environmental document. The proximity to commercial and employment facilities was evaluated as part of the Field Investigation and/or General Plan evaluation and as part of the environmental analysis and the resultant environmental document.

35. The project is consistent with the environmental portion of DMS because there is no significant geotechnical, flood hazard, fire, or natural resource impacts, and the project does not affect publicly held or privately dedicated open space, as shown in the Countywide General Plan. These resources/hazards were evaluated as part of the environmental document.

36. The project, in summary:

    a. Avoids premature conversion of undeveloped land to urban use because it is proximate to and a natural extension of existing development;

    b. Promotes a distribution of population consistent with service system capacity, resource availability, environmental limitations, and accessibility;

    c. Directs urban development and revitalization efforts to protect natural and man-made amenities and to avoid severe hazard areas, such as flood prone areas, active fault zones, steep hillsides, landslide areas, and fire hazard areas;

    d. Encourages the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land;

    e. Ensures that new development in urban expansion areas will occur in a manner consistent with stated plan policies and will pay for the marginal public costs that it generates;

    f. Focuses intensive urban uses in an inter-dependent system of activity centers located to effectively provide services throughout the urban area, including adequate transportation facilities; and

    g. Provides for higher densities of housing to meet increasing demand in areas which will have relatively lesser environmental consequences.

37. The project site is physically suitable for the type of development and the density being proposed because the property has adequate building sites to be developed in accordance with the grading and other applicable provisions of Title 26 of the County Code, has access to a County maintained street, shall be served by sanitary sewers, shall be provided with water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs, and shall have flood hazards and geologic hazards mitigated in accordance with the requirements of the Department of Public Works.

38. The access to this project is adequate for the needs of the future residents and for the deployment of police, fire fighting, and other emergency equipment in emergency situations.

39. A traffic study analyzing the potential traffic impacts of this project was prepared by the permittee and reviewed and approved by the Department of Public Works. Mitigation measures to reduce to insignificant or offset adverse impacts are incorporated into the conditions for approval for this project.

40. The necessary drainage improvements for soil erosion control will be designed in accordance with the standards of the Department of Public Works. As required by the Final Environmental Impact Report ("FEIR") for the project, the permittee will prepare and implement drainage and erosion control plans approved by the Department of Public Works prior to the issuance of grading permits, and such plans will comply with the requirements of the drainage concept and subsequent amendments approved by the Department of Public Works for the related tentative tract map.

41. Approval of the Conditional Use Permit is conditioned on the permittee's compliance with the attached conditions for approval as well as the conditions of approval for related Oak Tree Permit No. 96-044-(5) and Vesting Tentative Tract Map No. 48086. Additionally, the mitigation measures contained in the FEIR are incorporated into the conditions for approval for this conditional use and oak tree permit.

42. The site contains a total of 4 mature oak trees with circumferences of 25 inches or more, or two trunks that total at least 38 inches in circumference at four and one-half feet above the ground which are subject to the Oak Tree Ordinance. A wildland fire in 1995 burned most of the oak trees that had previously been located on-site and only the four trees which are the subject of Oak Tree Permit Case No. 96-044-(5) are subject to the Oak Tree Ordinance requirements. Oak Tree Permit Case No. 96-044-(5) requests authorization to remove these four oak trees. Re-sprouting oak trees which were of ordinance protected size before being burned by a wildland fire in 1995 may be removed or encroached upon consistent with the approved Oak Tree Report.

43. The applicant has submitted an Oak Tree Report prepared by a certified arborist that identified and evaluated a total of four oak trees slated for removal.

44. The Los Angeles County Forester and Fire Warden ("County Forester"), Forestry Division, has reviewed the Oak Tree Report and determined that the document is accurate and complete as to the location, size, condition, and species of the oak trees on the site. The County Forester has recommended approval of the requested Oak Tree Permit, subject to recommended conditions for approval, including replacement trees to be provided on a 2:1 basis. Therefore, the total mitigation planting shall include eight specimen oak trees. In addition, eight acorns shall be planted.

45. The removal of 4 oak trees is necessary to accommodate the proposed project design.

46. The necessary drainage improvements for soil erosion control will be designed in accordance with the standards of the Department of Public Works as a condition for approval of the associated tentative tract map.

47. At its hearing on the project, the Commission received oral testimony and written comments from proponents and opponents. An additional discussion on water supply availability and a proposed wildlife corridor occurred before the Commission on October 31, 2001.

48. At the public hearing before the Commission, one person testified in opposition to the project due to concerns about water supply and water contamination.

49. The Commission, in its action on November 14, 2001, recommended that the Board approve the requested Sub-plan Amendment and Zone Change, approved the Conditional Use Permit, Oak Tree Permit and Vesting Tentative Tract Map, subject to the Board's approval of the Sub-Plan Amendment and Zone Change, and certified the FEIR for the project.

50. Subsequent to the Commission's November 14, 2001 action, a Supplemental Environmental Impact Report ("Supplemental EIR") was prepared to reanalyze potential traffic impacts based upon a revised methodology and to include additional water supply analysis including water supply assessment and verification information from the Newhall County Water District. The Newhall County Water District will be the water retailer for the project upon annexation into the service area of the district. The Newhall County Water District certified that an adequate supply of water exists for the project. No additional unmitigated significant impacts associated with the project were identified by the Supplemental EIR.

51. At the public hearing before the Board, one person testified in opposition to the project due to concerns about traffic, air quality, and a wildlife corridor.

52. A representative of the Santa Monica Mountains Conservancy testified before the Board and requested that the permanent open-space lots be granted to a public agency and that an assessment district such as a maintenance district be created to ensure the permanent availability of funding to maintain the permanent open-space and public trails, as well as, wildlife corridor mitigation.

53. A representative of the applicant testified before the Board stating a willingness to dedicate the permanent open-space to the Santa Monica Mountains Conservancy and create a funding mechanism to guarantee the permanent maintenance of the open-space and the 3.5 miles of trails and trailheads to be provided.

54. In approving the project, the Commission and the Board identified the need for new housing that is reasonably close to employment centers in the Santa Clarita and San Fernando Valleys. In addition, the project will provide additional public benefits, including but not limited to: more than 300 acres of permanent, contiguous dedicated and deed restricted open space; approximately 3.5 miles of on-site trails that are available to the public; a one-acre site that will be graded by the applicant and conveyed to the Los Angeles County Fire Department; a one-acre site that will be graded by the applicant and conveyed to the County for a sheriff's sub-station or other future public purpose; a graded site for an elementary school for the Sulphur Springs School District, or equivalent payment of mitigation fees; an 18 acre active park with an improved youth soccer field, restroom facilities, and recreational turf grass areas; a one-acre passive park; significant improvements to the local water and sewer systems that benefit not just the project but other properties and development in the vicinity; and improvements to Soledad Canyon Road, local freeway on- and off-ramps, and other local intersections that benefit not only the project but also enhance regional mobility.

55. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines ("CEQA Guidelines"), and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles ("County CEQA Guidelines"). The Initial Study concluded that there was substantial evidence that the project may have potentially significant impact on the environment in the following areas: geotechnical, fire hazard, air quality, visual resources, traffic/access, education, water services, environmental safety, library services, flood hazard, noise, biological resources, cultural resources, sewage disposal, sheriff protection, solid waste, and recreation. The Initial Study determined that an Environmental Impact Report ("EIR") would be required.

56. The EIR prepared for this project concluded that no significant effects which cannot be avoided or mitigated have been identified except for impacts to biological resources, air quality, and visual resources. All other potentially significant environmental impacts including geotechnical, fire hazard, traffic/access, education, water services, environmental safety, library services, flood hazard, noise, biological resources, cultural resources, sewage disposal, sheriff protection, solid waste, recreation, education, fire protection, visual qualities, and libraries can be mitigated to less than significant levels through implementation of the mitigation measures identified in the FEIR.

57. Approval of this project requires adoption of a Statement of Overriding Considerations, including a finding that the benefits of the project outweigh the potential unavoidable adverse impacts and that the unavoidable impacts are nonetheless acceptable based on specific overriding considerations.

58. The Board finds that the project is not de minimus in its effect on fish and wildlife resources. Therefore, this project is not exempt from California Department of Fish and Game Fees pursuant to section 711.4 of the California Fish and Game Code.

59. The FEIR for the project has been prepared in accordance with CEQA, the CEQA Guidelines, and the County CEQA Guidelines. The FEIR consists of the Draft EIR dated August 2000, the Technical Appendices to the Draft EIR dated August 2000, the Supplemental EIR, Responses to Comments and Appendices dated January 8, 2003, and the FEIR including Responses to Comments dated July 8, 2003 (collectively referred to as the "FEIR").

60. A Mitigation Monitoring Program, dated July 8, 2003, consistent with the conclusions and recommendations of the FEIR, has been prepared and its requirements have been incorporated into the conditions of approval for this project.

61. The Board has independently reviewed, considered, and certified the FEIR, and it reflects the independent judgment of the County. As stated in the FEIR and the Findings of Fact and Statement of Overriding Considerations, the project will result in unavoidable significant impacts on air quality, biological resources, and visual resources. Such impacts have been reduced to the extent feasible, and the Board finds that the benefits of the proposed project outweigh these unavoidable adverse impacts. Such unavoidable impacts are determined to be acceptable based upon the overriding considerations set forth in the Statement of Overriding Considerations for the project.

62. The Findings of Fact and Statement of Overriding Considerations which have been prepared for the proposed project are incorporated herein by this reference as if set forth in full.

63. The documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter are located at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES THAT:

A. Granting this conditional use permit and oak tree permit with the attached conditions and restrictions will be consistent with the adopted general plan for the area;

B. The requested uses at the location proposed will not adversely affect the health, peace, comfort, or welfare and will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare;

C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in the ordinance, or as otherwise required in order to integrate said uses with the uses in the surrounding areas;

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

E. The proposed project is located and designed so as to protect the safety of current and future community residents and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard. Each of these factors has been considered in the FEIR, and with the required mitigation measures, the potential impacts will be reduced to a level of insignificance;

F. The proposed project is compatible with the natural, biotic, cultural, scenic, and open space resources of the area;

G. The proposed project is or will be conveniently served by the neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan;

H. The proposed project demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents;

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

J. The proposed development is designed to maintain water bodies, watercourses, and their tributaries in a natural state;

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

L. The proposed development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from the development;

M. Where necessary, fences or walls are provided to buffer important habitat areas from the proposed development;

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

O. Removal of four oak trees is necessary for development reasons as continued existence of the trees at their present location frustrates the planned improvements or proposed use of the subject property to such an extent that alternative development plans cannot achieve the same permitted density or the cost of such alternative would be prohibitive;

P. The removal of four oak trees will not result in soil erosion through the diversion or increased flow of surface water which cannot be satisfactorily mitigated;

Q. The removal of the four oak trees will not be contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure; and

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

THEREFORE, THE BOARD OF SUPERVISORS:

1. Indicates that it has previously certified the FEIR prepared for the project; certifies that it has reviewed and considered the environmental information contained in the document; certifies that the FEIR has been completed in compliance with CEQA, the CEQA Guidelines and County CEQA Guidelines and reflects the independent judgment of the Board as to the environmental consequences of the project; determined that the conditions of approval and mitigation measures discussed in the FEIR are the only mitigation measures for the project which are feasible; determined that the remaining unavoidable environmental effects of the project have been reduced to the extent possible and to an acceptable level and are outweighed by specific social, economic, and environmental benefits of the project; and adopted the Findings of Fact and Statement of Overriding Considerations prepared for the project and readopts the Statement of Overriding Considerations;

2. Approves and adopts the Mitigation Monitoring Program for the proposed project, incorporated in the FEIR, and pursuant to section 21081.6 of the Public Resources Code, finds that the Mitigation Monitoring Plan is adequately designed to ensure compliance with the mitigation measures during project implementation; and

3. Approves Conditional Use Permit No. 96-044-(5) and Oak Tree Permit No. 96-044-(5) subject to the attached conditions.

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 96-044-(5)
OAK TREE PERMIT NO. 96-044-(5)

1. This grant authorizes the use of the subject property for 542 single-family lots, one public facility fire station lot, one public facility sheriff sub-station lot, two park lots, and three open space lots in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A" subject to all of the following conditions of approval.

2. This grant shall not be effective for any purpose until a duly authorized representative of the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all 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 Nos. 7, 11, and 53. Further, this grant shall not become effective unless and until the Board of Supervisors has approved Zone Change Case No. 96-044-(5) and an ordinance reflecting such change of zone has become effective.

3. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, its successors and assigns and any other person, corporation, or entity making use of this grant.

4. If any provision of this permit is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if they find that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.

6. The terms and conditions of the grant shall be recorded in the office of the County Recorder prior to the issuance of any grading or building permit or concurrently with the recordation of the final map, whichever occurs first. In addition, upon transfer or lease of all or any portion of the subject property during the term of this grant, the permittee shall promptly provide a copy of this grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.

7. Within five days of the approval date of this grant, the permittee shall remit processing fees in the amount of $875 payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the Public Resources Code and to cover the fee required pursuant to section 711.4 of the Fish and Game Code. No project subject to these requirements is final, vested, or operative until the fees are paid.

8. The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project are incorporated herein by this reference and made conditions of this permit. The permittee shall comply with the attached Mitigation Monitoring Program to the FEIR. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence:

   - Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits;

   - At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase;

   - Prior to occupancy clearances by the Department of Public Works; and

   - Additional reports shall be submitted as required by the Director, the Forester, and/or Fire Warden.

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

10. If any inspection of the subject property discloses that the property is being used in violation of any condition of this grant, the permittee shall be required to reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment.

11. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of $1,500. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for ten biennial inspections. The inspections shall be unannounced.

12. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense.

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

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

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

    The cost for collection and duplication of records and other related documents will be paid by the permittee according to Section 2.170.010 of the Los Angeles County Code "County Code."

14. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 48086. In the event that Vesting Tentative Tract Map No. 48086 should expire without the recordation of a final map, this grant shall terminate upon the expiration of said tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

15. The subject property shall be graded, developed, and maintained in substantial compliance with the approved tentative tract map and Exhibit "A" (dated 3/7/00). Amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a revised Exhibit "A."

16. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as 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.

17. The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086 and Oak Tree Permit No. 96-044-(5).

18. No grading permit shall be issued prior to the recordation of a final map without the approval of the Director.

19. A maximum of 542 single-family residential units are permitted on the subject property.

20. The area of individual lots shall be approximately that shown on the approved Exhibit "A."

21. This project is approved as a density-controlled development in which the areas of the proposed lots may be averaged to conform to the minimum lot area requirements of the proposed zones in accordance with Section 22.56.205 of the County Code. The associated tentative tract map, Vesting Tentative Tract Map No. 48086, may record in phases as separate final maps, provided that the average area of all lots shown on each map, or each final map in conjunction with previously recorded final maps, complies with the minimum area requirements of the zones where lots are proposed with reduced areas.

22. The permittee shall provide in the Covenants, Conditions, and Restrictions, to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine ("Cemex") south of the Antelope Valley Freeway with attendant impacts, which are permitted to continue their operations in compliance with requirements of the County Code and any applicable permits.

23. The Permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway, and proposed Cemex location south of the Antelope Valley Freeway.

24. The permittee shall submit a copy of the project Conditions, Covenants, and Restrictions to the Director for review and approval prior to the recordation of the final map for Vesting Tentative Tract Map No. 48086.

25. All utilities shall be placed underground.

26. No structure shall exceed a height of 35 feet above finished grade, except for chimneys and rooftop antennas, as defined by Section 22.08.080 of the County Code.

27. All structures shall comply with the requirements of the Division of Building and Safety of the County of Los Angeles Department of Public Works ("Public Works").

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

29. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to Monday through Friday, between 7:00 a.m. and 6:00 p.m, and Saturday, between 8:00 a.m. and 5:00 p.m. No Sunday or holiday operations are permitted.

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

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

32. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.

33. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect throughout the term of this permit.

34. All construction and development within the subject property shall comply with the applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing, fire, grading, and excavation codes as currently adopted by the County of Los Angeles.

35. 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 premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-

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

36. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with Los Angeles County Building and Plumbing Codes.

37. The property shall be developed and maintained in compliance with all applicable requirements of the County of Los Angeles Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said Department.

38. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the County of Los Angeles Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to water mains, fire hydrants, and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by said Bureau.

39. The permittee shall participate in an appropriate financing mechanism to provide funds for fire protection facilities required by new residential development in an amount proportionate to the demand created by this project.

40. The permittee shall, prior to issuance of the first single-family residential building permit, enter into a park development agreement with the Department of Parks and Recreation that provides for permittee's completion of: (1) an approximately 18 acre active park ("Active Park") consisting of a total usable pad of approximately 4.6 acres, slopes, and parking area as depicted on an approved revised Exhibit "A;" and (2) a one acre passive park ("Passive Park") as shown on an approved revised Exhibit "A" all to the satisfaction of the Department of Parks and Recreation. The following improvements to the Active Park shall be completed prior to the issuance of the certificate of occupancy for the first single-family residential unit in the project:

    a. Improved youth soccer field;

    b. Recreational turf and landscaping; and

    c. Restroom facilities.

41. The Passive Park shall be completed prior to issuance of the certificate of occupancy for the 100th single-family residential unit. The park development agreement shall provide that permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40 and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall otherwise bear the entire costs to complete such improvements.

42. Prior to the issuance of building permits, the permittee shall pay all required school mitigation fees, if applicable, including fees pursuant to the permittee's mitigation agreements with the Sulpher Springs School District and the Hart Union High School District.

43. Prior to the issuance of building permits, the permittee shall pay a fee of $603 per dwelling unit to the County of Los Angeles Public Library, or such other amount as may be required by Chapter 22.72 of the County Code at the time of payment as this project's contribution to the library fee, for mitigating impacts on the library system in the Santa Clarita Valley area.

44. Prior to the issuance of any grading or building permit, a site plan shall be submitted to and approved by the Director indicating that the proposed construction and associated grading complies with the conditions of this grant, the development standards of the zone, and is compatible with hillside resources. Review of this site plan, within the limits established by geologic and engineering constraints, shall emphasize grading amount and technique, preservation of natural features, landscaping of altered open space and graded slopes, and placement of residences on site. If the applicant elects to grade in phases, a site plan which does not show walls, parking, or building setbacks may be submitted prior to rough grading, providing a subsequent site plan is submitted depicting such features prior to fine grading or the issuance of building permits.

45. All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a revised plot plan, shall be submitted to and approved by the Director before issuance of a building permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary.

    In addition to the review and approval by the Director, the landscaping plans will be reviewed by the staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department. 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. The landscaping plan shall be maintained in compliance with the approved grading plans.

The landscaping plan must show that at least 50 percent of the area covered by landscaping will be locally indigenous species, including not only trees, but shrubs and ground covering as well. However, if the applicant can prove to the satisfaction of staff that a 50 percent or more locally indigenous species is not possible due to County fire safety requirements, then staff may determine that a lower percentage of such planting is required. In those areas where staff approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting required shall be at least 30 percent. The landscaping will include trees, shrubs, and ground covering at a mixture and density determined by staff and the Fire Department. Fire retardant plants should be given first consideration.

Permitted Plantings. Trees, shrubs, and ground coverings indigenous to the local region may be used for the required 50 percent landscaping. Fire retardant and locally indigenous plants that may also be used for the required 50 percent of such landscaping can be found on the attached list (marked Exhibit "B") compiled by the Los Angeles County Fire Department. This list may be amended as approved by staff.

Timing of Planting. Prior to the issuance of building permits for any construction, the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within 6 months and expected growth during the subsequent 18 months.

The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs, and ground coverings shall be completed within six months following occupancy.

The approved phasing plan shall set forth goals for the growth of the new plants in order to achieve established landscaping within 18 months following completion of the required planting. The permittee shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan.

These requirements shall not apply to areas which have been previously landscaped and irrigated during other phases of development.

46. Per Section 21.32.195 of the County Code, the subdivider or his successor shall plant or cause to be planted one tree within the front yard of each lot. The location and the species of said tree may be incorporated into the landscape plan to be approved by the Director and the County Forester. A bond shall be posted with Public Works for the required trees prior to final map approval.

47. Open space shall comprise not less than 70 percent of the net area of the project. Pursuant to Section 22.56.215 (J) of the County Code, such open space may include the portions of private yards outside the building pads as depicted on Exhibit "A;" landscaped areas adjacent to streets and highways; and areas graded for the rounding of slopes to contour appearance.

48. In order to mitigate noise and visual impacts of the Antelope Valley Freeway, the permittee shall include appropriate feasible buffers between the proposed homes closest to the Antelope Valley Freeway and the freeway, which buffers may include but shall not be limited to: walls, modified setbacks, landscaping, and other mechanisms to the satisfaction of the Director.

49. In order to ensure that homes do not appear box-like and repetitive, the permittee shall incorporate feasible design controls, setbacks, and other measures into the project's master design standards and shall provide such design standards to the satisfaction of the Director.

50. The subdivider shall cooperate in the County's establishment of a landscape maintenance district or similar district to ensure a consistent source of revenue for adequate maintenance of the proposed open space and park areas.

(Questions relating to Conditions 51 through 81 should be addressed to the Forestry Division, Prevention Bureau of the County Forester and Fire Warden at either (818) 890-5719 or (323) 881-2481.)

51. This grant authorizes the removal of four trees of the Oak Genus identified as Tree Nos. 49, 246, 251, and 252 on the permittee's site plan and Oak Tree Report subject to all of the following conditions of approval. Re-sprouting oak trees which were of ordinance-protected size before being burned by a wildland fire in 1995 and are no longer subject to the Oak Tree Ordinance may be removed or encroached upon consistent with the Oak Tree Report.

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

53. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the Fire Department a sum of $1,000. Such fee shall be used to compensate the County Forester $100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with these conditions of approval.

The above fees provide for ten subsequent annual inspections until the conditions of approval have been met. The Director and the County Forester shall retain the right to make regular and unannounced site inspections.

54. The term "Oak Tree Report" refers to the update document on file at the Department of Regional Planning by Land Design Consultants, the consulting arborist, dated October 13, 1999.

55. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director and the Forestry Division of the Fire Department 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 County Forester any failure to fully comply with the conditions of this grant. The arborist shall prepare a schedule of construction activities wherein the arborist will be present on the project site to ensure compliance with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.

56. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or Vesting Tentative Tract Map No. 48086.

57. The permittee shall keep copies of the Oak Tree Report, Oak Tree Map, Mitigation Planting Plan, and Conditions of Approval on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak Tree Map, and Conditions of Approval.

58. The permittee shall install temporary fencing (chain link), not less than six feet in height, to secure the protected zone of all remaining oak trees within the vicinity of grading and construction operations during construction as recommended by the County Forester. The fencing shall be installed prior to grading or tree removal and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending 5 feet beyond the dripline of the oak tree (before pruning), or 15 feet from the trunk, whichever is greater.

59. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the Forestry Division of the County of Los Angeles Fire Department. In no case shall more than 20 percent of the tree canopy of any one tree be removed.

60. Except as otherwise expressly authorized by this grant, the remaining oak tree 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 County of Los Angeles Fire Department, a copy of which is enclosed with these conditions.

61. As agreed, the permittee shall provide mitigation trees of the oak genus at a rate of 2:1 for each oak tree removed for a total of eight mitigation trees.

62. 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. 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.

63. Mitigation trees shall consist of indigenous varieties of Quercus agrifolia grown from a local seed source and shall be of high quality.

64. 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.

65. All required mitigation trees shall be planted within one year of the permitted oak tree removals. Additional mitigation trees shall be planted within one year of the death of any tree which results from permitted encroachment. Mitigation trees shall be planted on-site in locations approved by the project arborist in consultation with the County Forester. In circumstances where on-site planting is shown to be infeasible, the mitigation trees may be planted off-site at an approved location, or a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resources loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

66. 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 three-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

67. 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 County Forester, including any loss of trees.

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

69. 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 County Forester and the Department of Regional Planning.

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

71. 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.

72. Installation of fencing around the perimeter of the properties shall be of wrought iron or wood post type construction wherever the fencing passes within ten 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 ten feet of any oak tree in order to limit damage caused by such types of construction.

73. Unless specifically authorized by this grant, encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited without an addendum prepared by the Forestry Division of the Los Angeles County Fire Department and approved by the Department of Regional Planning.

74. Should encroachment within the protected zone of any additional trees of the Oak genus on the project site not permitted by this grant result in their injury or death within two years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

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

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

77. 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.

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

79. Should any future inspection disclose that the subject property is being used in violation of any condition of this grant, the permittee shall be held financially responsible and shall reimburse the Forestry Division of the County of Los Angeles Fire Department for all enforcement efforts necessary to bring the subject property into compliance. The Director and the County Forester shall retain the right to make regular and unannounced site inspections.

80. This oak tree permit shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 48086. In the event that Vesting Tentative Tract Map No. 48086 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

81. Oak Tree Permit No. 96-044-(5) 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 County of Los Angeles Forester and Fire Warden, Forestry Division, and the Department of Regional Planning.

MITIGATION MONITORING PROGRAM

SPRING CANYON PROJECT

VESTING TENTATIVE TRACT MAP:	**48086**
COUNTY CASE NUMBER:	**96-044**
GENERAL PLAN AMENDMENT:	**96-044**
CONDITIONAL USE PERMIT:	**96-044**
ZONE CHANGE:	**96-044**
OAK TREE PERMIT:	**96-044**
STATE CLEARINGHOUSE NUMBER:	**97031043**

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

JULY 8, 2003

MITIGATION MONITORING PROGRAM

SPRING CANYON PROJECT

PREPARED FOR
COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

OWNER/APPLICANT
VALLEY CANYON PARTNERS, LLC
23622 CALABASAS ROAD, SUITE 200
CALABASAS, CA 91302

JULY 8, 2003

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Spring Canyon Mitigation Monitoring Program..... 1

I. INTRODUCTION

A mitigation monitoring program for the Spring Canyon Project (V.T.T.M. 48086) follows. In order to demonstrate that compliance with the mitigation measures is feasible during and after project implementation, the following matrix outlines Mitigation Measure(s), Party Responsible for Mitigation, Monitoring Action, Party Responsible for Monitoring, and Monitoring Implementation.

The mitigation measures contained herein have been revised, where necessary, from those in the text of the Draft Environmental Impact Report in response to further project review and comments received during public circulation and the public hearing process.

The Mitigation Monitoring Program is proposed pursuant to the provisions of Section 21081.6 of the California Public Resources Code.

Mitigation Monitoring Program

Monitoring of specific mitigation measures has been appropriately assigned to specific agencies and/or entities relative to their particular area of expertise. Many of these monitoring actions are already included in the existing County review process, however, others require additional oversight to ensure compliance with any specially adopted conditions of approval.

The Los Angeles County Department of Regional Planning (LACDRP) is the appropriate agency to serve as the Lead Monitoring Agency with respect to the Conditional Use Permit, having broad oversight in regard to applicant compliance and the effective performance of identified sub-monitoring agencies as a condition of project approval.

LACDRP will require sequential reports by the applicant affirming compliance with sub-monitoring Agencies. In addition, the applicant may be required to retain an independent environmental consultant throughout an appropriately designated time frame so as to ensure mitigation compliance, timely preparation of reports, and to assist LACDRP in their role as Lead Monitoring Agency. An appropriate funding mechanism will also be required as a condition of project approval.

Consequences of non-compliance may include, but not be limited to, revocation actions, DA referrals and other appropriate actions, in the event that such action is required.

The following acronyms are used in the mitigation monitoring plan:

ACOE	United States Army Corps of Engineers
CC&R	Covenants, Conditions and Restrictions
CDFG	California Department of Fish & Game
CRWQCB	California Regional Water Quality Control Board
DHS	Drainage & Hydrology Section
GSD	Geology & Soils Division
HOA	Home Owners Association
LACDPR	Los Angeles County Department of Parks & Recreation
LACDPW	Los Angeles County Department of Public Works
LACDRP	Los Angeles County Department of Regional Planning
LACFD	Los Angeles County Fire Department
LACFFW	Los Angeles County Forester & Fire Warden
LACPL	Los Angeles County Public Library
LACS	Los Angeles County Sheriff Department
LACSD	County of Los Angeles Sanitation Districts
LACTLD	County of Los Angeles Traffic & Lighting Division
N/A	Not Applicable
SCAQMD	South Coast Air Quality Management District
SSSD	Sulphur Springs School District
WHUSD	William S. Hart Union High School District

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM

Mitigation Measure	*Party Responsible for Mitigation*	*Monitoring Action*	*Party Responsible for Monitoring*	*Monitoring Implementation*
GEOTECHNICAL				
The following project-specific (PS) mitigation measures shall be implemented prior to project development. Implementation of all of the mitigation measures listed below along with the standard engineering measures included in the final geotechnical report, in addition to the standard requirements set forth by the County of Los Angeles and the Uniform Building Code (listed in the Geotechnical Report in Appendix F), will reduce any potentially significant geologic impacts to a level that is less than significant.				
• (PS) As necessary, the west-facing slopes below the proposed water tank(s) shall be stabilized by means of buttress fills in order to mitigate for existing unsupported bedding planes.	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW	Prior to grading plan approval
• (PS) Mitigation for the eight (8) landslides and/or slumps mapped within the limits of proposed development on the site shall include, at minimum, the following: • landslides in the interior of the area to be developed shall be mitigated by removal and replacement with compacted fill. Specific recommendations shall	Project Applicant; Grading contractor; Project geologist Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan Review and approval of grading plan	LACDPW LACDPW	Prior to grading plan approval Prior to grading; during and post-development inspections

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
be prepared during the preliminary and grading plan review stages of the project; • landslides that have the potential to fail into debris basins shall be mitigated by means of toe stabilization or buttressing; • landslides that exist on slopes subjacent to proposed development shall be mitigated with shear keys or buttresses; • landslides located outside the limits of proposed development need not be stabilized, but shall be placed in "Restricted Use Areas" prior to Tract Map recordation.				
• (PS) In order for the subdrain system to outlet in Spring and Tapie Canyons, the southern portion of the subdrain shall be placed within compacted fill. Concrete headwalls shall be required at the transition from perforated to non-perforated pipe and shall be utilized as directed in the field.	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW	Prior to grading; during and post-development inspections
• (PS) Existing artificial fills occur within the existing gas line easement, dirt roads and as part of the down-slope north embankment of Valley Canyon Road. Agency(ies) governing the improvements on Valley Canyon Road	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW & The Gas Company	Prior to grading; during and post-development inspections

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
shall be contacted to obtain information as to the time and standards under which the fill was constructed. Where removals and/or standards used during previous construction do not meet present standards and/or requirements, setbacks and/or deepened foundations shall be required where removals are restricted by offsite improvements.				
• (PS) The Gas Company shall be contacted to verify that the added surcharge fill will not detrimentally affect the buried line. Further information shall be obtained relative to Gas Company requirements for working (i.e., cleanouts, fill placement equipment loading/ crossing, etc) on/or near the gas line. Upon direction from the Gas Company, the gas line shall be spanned with a small bridge structure.	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW & The Gas Company	Prior to grading; during and post-development inspections
• (PS) All future grading and/or exploration near Highway 14 shall require coordination with the State of California Department of Transportation (Caltrans).	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW & CALTRANS	Prior to grading; during and post-development inspections
FLOOD HAZARD				
Implementation of all of the following standard (S) and project specific (PS)				

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
mitigation measures will reduce the potential for flood hazard impacts to a less than significant level.				
• (S) All drainage improvements will conform to the Drainage Concept Plan submitted to and approved by the Los Angeles County Department of Public Works. All proposed onsite drainage facilities are subject, in their final design, to the standards and specifications set forth by the County Department of Public Works and will be reviewed in detained during the storm drain permitting process.	Project Applicant; Project engineer; Grading contractor	Approval of drainage concept	LACDPW-Drainage & Hydrology Section	Prior to recordation of final map; during and post construction inspections
• (S) Implement County-approved onsite drainage improvements of inlet/outlet structures and storm drains.	Project Applicant; Project engineer; Grading contractor	Approval of drainage concept	LACDPW-Drainage & Hydrology Section	Prior to recordation of final map; during and post construction inspections
• (S) Landscape and maintain proposed cut and fill slopes with drought-tolerant vegetation to reduce potential increases in runoff and erosion.	Project Applicant; Landscape contractor; Project occupants	Approval of landscape plan; onsite inspections	LACDRP; LACDPW; LACFD	Prior to grading permit approval; during and post construction inspections
• (S) Elevate all building pads above the Q_{50} storm flow level.	Project Applicant; Project engineer; Grading contractor	Approval of drainage concept; issuance of grading permit; issuance of construction permits for improvements	LACDPW-Drainage & Hydrology Section	Prior to issuance of grading permit
• (S) Obtain necessary permits from the United States Army Corps of Engineers	Project Applicant	Condition of project approval	CRWQCB, ACOE, CDFG, LACDPW	Prior to issuance of grading permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	**Party Responsible for Mitigation**	**Monitoring Action**	**Party Responsible for Monitoring**	**Monitoring Implementation**
(ACOE) and the California Department of Fish and Game (CDFG) for alteration of existing natural drainage courses prior to grading permit issuance.				
• (S) In order to reduce erosion in the adjacent natural drainage courses, energy dissipation devices at the outlets of the proposed storm drain systems will be considered.	Project Applicant; project engineer	Condition of project approval	LACDPW-Drainage & Hydrology Section	Prior to recordation of final map; during and post-construction inspections
• (S) The applicant shall comply with all applicable National Pollutant Discharge Elimination System (NPDES) and Storm Water Pollution Prevention Plan (SWPPP) procedure will be followed in the design of the project and during construction, utilizing Best Management Practices as required by the Clean Water Act.	Project Applicant	Condition of project approval	CRWQCB & LACDPW	Prior to issuance of grading permit
• (S) The applicant shall comply with all SUSMP requirements, including the post construction, permanent BMPs approved as part of the Drainage Concept.	Project Applicant	Review and approval of Drainage Concept; Approval of final grading compliance form	LACDPW	Prior to issuance of grading permit
FIRE HAZARD & PROTECTIVE SERVICES				
Development shall comply with the following mitigation requirements of the Los Angeles County Fire Department. Implementation of				

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
all of the following project-specific (PS) and standard (S) mitigation measures will reduce the potential project-related impacts to a less than significant level.				
• (PS) The project shall include a graded, future fire station lot.	Project Applicant	Review and approval of grading plan	LACDPW	Prior to grading permit approval
• (PS) The land value of the future fire station lot shall be assessed prior to building permits being issued.	Project Applicant	Review and approval of building plans	LACDPW & LACFD	Prior to issuance of building permit
• (S) The applicant shall comply with all applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows and brush clearance.	Project Applicant; Architect; Building contractor	Issuance of building permit	LACDPW; LACFD	Prior to issuance of building permit; post-development inspections
• (S) All roads shall be designed per County of Los Angeles standards for fire safety (Subdivision Code, Title 21, Chapter 24).	Project Applicant; Project engineer	Approval of road improvement plans	LACDPW; LACFD	Prior to recordation of final map; post-development inspections
• (S) Preliminary review by the County of Los Angeles Fire Department to determine required Fuel Modification zones and notarized maintenance of off-site agreements, if any, must be completed prior to the issuance of a grading permit.	Project Applicant; Landscape contractor; Building contractor	Issuance of grading permit	LACDPW, LACFFW	Prior to issuance of grading & building permits; post-development inspections
• (S) No combustible material, including	Project Applicant; Building contractor	Issuance of building permit	LACDPW; LACFFW	Prior to issuance of building permit; post-

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
framing material, will be allowed on site until the final fuel modification plan is approved, and initial thinning and clearing are completed.				development inspections
• (S) All requirements of the Fuel Modification Plan, approved by the County of the Los Angeles, must be completed prior to building permit approval.	Project Applicant	Issuance of occupancy permit	LACDPW; LACFFW	Prior to issuance of building permit
• (S) Fire department-approved street signs and building address numbers shall be provided prior to occupancy.	Project Applicant; Project engineer	Issuance of occupancy permit	LACDPW; LACFD	Prior to issuance of occupancy approval
• (S) Private driveways shall be indicated on the final map as "FIRE LANES" and shall be maintained in accordance with the Los Angeles County Fire Code Section 10.207 (Common Drives).	Project Applicant; Project engineer	Issuance of building permit	LACDPW, LACFD	Prior to issuance of building permit
• (S) A retaining wall shall be installed as required where grading of natural slopes abuts the hydrant to assure adequate access to the hydrant.	Project Applicant; Project engineer; Building contractor	Issuance of building permit	LACDPW, LACFD	Prior to issuance of building permit
• (S) Where possible, landscaping materials shall include drought-tolerant, low-water-use vegetation with a low fuel potential to reduce fire hazards.	Project Applicant; Landscape architect	Issuance of grading permit; approval of landscape plan; onsite inspection; Approval of Final Fuel Modification Plan	LACDPW; LACFFW; LACDRP	Prior to issuance of grading permit; during and post-construction inspections

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
NOISE				
In order to comply with the requirements of the California Noise Insulation Standards (Title 24), as well as standards for exterior noise as found in Title 24, Part 51 of the Code of Regulations, the following mitigation measures will be implemented. All but two of the mitigation measures listed below are standard for all development projects in the County of Los Angeles.				
• (S) Restriction of grading and construction activities to between 7a.m. and 7p.m. on weekdays and 8a.m. to 5p.m. on Saturdays. No work should be done on Sundays or holidays except for emergency conditions.	Project Applicant; Project architect; Building contractor	Approval of building plans; post-development inspection	LACDRP, LACDPW Department of Building & Safety	Prior to issuance of grading permit; during and post-construction inspections; prior to issuance of certificate of occupancy
• (S) All construction and grading equipment should be checked for proper maintenance. All vehicles and compressors should use exhaust mufflers, and engine enclosure covers as designed by the manufacturer should be in place at all times.	Project Applicant; Construction superintendent	On-site inspection	LACDPW	During construction
• (S) Subcontractors will comply with the appropriate sections of the Building Ordinance and the Noise Ordinance.	Project Applicant; Building contractor; Construction superintendent	On-site inspection	LACDRP	During construction

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (PS) Lots 505 – 521 and Lot 533 are not shielded by hills adjacent to the freeway as the other lots are. It is recommended that a 6' high solid wall be built along the property line adjacent to the freeway on these lots.	Project Applicant; Building contractor; Construction superintendent	On-site inspection	LACDRP, DHS; LACDPW	Prior to construction
• (PS) Even though it is not required to comply with the California Noise Insulation Standards, all windows and glass doors facing the freeway on Lots 505 – 521 and Lot 533 shall be glazed with STC 32 glazing.	Project Applicant; Project architect; Building contractor	Approval of building plans; post-development inspection	LACDPW, DHS	Prior to issuance of building permit; during and post-construction inspections; prior to issuance of certificate of occupancy
AIR QUALITY				
The following measures could be feasibly implemented during the construction phases of development to further decrease project-related emissions.				
• (S) Develop and implement a construction management plan that includes the following measures recommended by the SCAQMD, or equivalently effective measures approved by the SCAQMD:	Project Applicant	Approval of grading plans	LACDPW	Prior to issuance of grading permit
• Configure construction parking to minimize traffic interference.	Construction superintendent	On-site inspection	LACDPW	During site preparation

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag person).	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
• Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the degree practicable.	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
• Re-route construction trucks away from congested streets.	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
• Consolidate truck deliveries when possible.	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
• Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
• Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturer's specifications and per SCAQMD rules, to minimize exhaust emissions.	Construction superintendent	On-site inspection	SCAQMD	During site preparation

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at 800/242-4022 for daily forecasts.	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
• Use electricity from power poles rather than temporary diesel- or gasoline-powered generators.	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
• Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices.	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
• Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices.	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
• (S) Fugitive dust emissions shall be controlled by regular watering or other dust preventative measures as identified by the SCAQMD Rule 403.	Construction superintendent	On-site inspection	SCAQMD	During site preparation
The following measures could feasibly be implemented by the proposed project to reduce the impacts of operation-related emissions.				

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
Stationary Sources: • Utilize solar or low emission water heaters in residential uses to reduce natural gas consumption and emissions.	Project Applicant; Architect	On-site inspection	SCAQMD	Prior to issuance of certificate of occupancy
• Residential uses are to utilize built-in energy-efficient appliances to reduce energy consumption and emissions.	Project Applicant; Architect	On-site inspection	SCAQMD	Prior to issuance of certificate of occupancy
• Provide shade trees in residential subdivisions to reduce building heating/cooling needs.	Project Applicant; Architect; Landscape architect	Approval of buildings and landscaping plans	SCAQMD, LACDRP and LACDPW	Prior to issuance of grading permits
• Residential uses are to utilize energy-efficient and automated controls for air conditioners to reduce energy consumption and emissions.	Project Applicant; Architect	Approval of building and landscaping plans	SCAQMD and LACDPW	Prior to issuance of building permits
• Install special sunlight-filtering window coatings or double-paned windows in residential uses to reduce thermal gain or loss.	Project Applicant; Architect	Approval of building and landscaping plans	SCAQMD and LACDPW	Prior to issuance of building permits
• Utilize automatic lighting on/off controls and energy-efficient lighting in new residential construction (including street lighting and parking areas) to reduce electricity consumption and associated emissions.	Project Applicant; Architect	Inspection prior to certificate of occupancy	LACDPW	Prior to issuance of occupancy permits

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• Use light-colored roofing materials in new residential construction as opposed to dark roofing materials. These materials would reflect, rather than absorb, sunlight and minimize heat gains in buildings. This measure would lessen the overall demand for mechanical air conditioning systems.	Project Applicant; Architect	Inspection prior to certificated of occupancy	SCAQMD	Prior to issuance of building permit
Mobile Sources: • Construct bus stops at locations to be determined in coordination with the bus transit service provider that will serve the project area.	Project Applicant; Project Engineer	Condition of project	LACDPW; County of Los Angeles Traffic & Lighting Division	Prior to issuance of building permit
• Synchronize and/or install traffic signals on streets impacted by project.	Project Applicant; Project Engineer	Condition of project	LACDPW; County of Los Angeles Traffic & Lighting Division	Prior to issuance of building permit
BIOLOGICAL RESOURCES				
Implementation of all of the following mitigation measures will reduce the impacts anticipated from project development, but not to a level that is less than significant. Some of the mitigation measures are standard (S) and others are project specific (PS).				

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (PS) Open Space Lot Nos. 547 and 548 shall be deed restricted from future development, and managed as natural reserves for the life of the project. (The applicant is currently researching the possibility of deeding the open spaces to a conservation agency for management.)	Project Applicant	Review and approval of final map	LACDRP	Condition of final map recordation
• (PS) The applicant shall develop an Open Space Management Plan that shall be prepared by a qualified biologist and reviewed by LACDRP prior to issuance of grading permits. The plan shall be incorporated into the CC&R's for the tract, and shall contain the following elements: Goals/Objectives; Permitted/Prohibited Uses; Biological Monitoring Protocols/Reports; Sensitive Species/Habitats Management; Exotic Plant/Animal Management; Habitat Restoration including California Junipers; Plan Implementation Schedule; Responsible Parties; Funding: Enforcement/Penalties; Trespass Remediation; Contingencies; and Plan Update Requirements.	Project Applicant; Project Biologist	Condition of Approval	LACDRP and LACDPW	Prior to issuance of grading permits and condition of final map recordation
• (PS) Prior to project grading, the site shall be surveyed (during April-May, as the species is most evident at this time) to locate all impacted individuals of	Project Applicant; Project Biologist	Condition of Approval	LACDRP and LACDPW	Prior to issuance of grubbing and/or grading permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
slender mariposa lily (Calochortus clavatus gracilis). These individuals shall be physically flagged for salvage during mid-summer, after the fruits have matured, at which time seeds shall be harvested for propagation or scattering to new, suitable locations.				
• (PS) A mitigation plan for the wildlife "corridor" shall be developed, reviewed and approved by the Department of Regional Planning prior to issuance of the final grading permit for the project. The mitigation plan will provide a detailed method for the implementation of the mitigation measures outlined in the biological resources section, including, but not limited to the items (a-m) listed below.	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Prior to issuance of grading permit
• a) (PS) The mitigation for the loss of access to the culvert at the terminus of Tapie Canyon shall be the improvement of the underpass at Stonecrest Road. At present, wildlife must either share the asphalt road with vehicles or traverse the steep dirt banks. The proposed improvement is the construction of a separate trail (walkway) adjacent to the road, which would be used by wildlife, equestrians, and pedestrians. To increase the	Project Applicant; Project Biologist	Review and approval	LACDRP	Field inspection prior to recordation of final map

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	**Party Responsible for Mitigation**	**Monitoring Action**	**Party Responsible for Monitoring**	**Monitoring Implementation**
walkway's value to wildlife, it shall be located on the opposite side of the road from the bridge support columns. The trail bed shall consist of natural materials such as decomposed granite or mulch, and the trail shall be 8-feet wide.				
• b) (PS) Natural habitat connectivity shall be maintained from Spring Canyon to the underpass, including removal of the paved portion of the road that now leads from the underpass easterly toward Spring Canyon (existing Valley Canyon Road). The trail from the underpass shall be continued into Spring Canyon along the route of the existing road, and native vegetation shall be planted on either side of the trail.	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Field inspection prior to recordation of final map
• c) (PS) In order to maintain a higher level of connectivity through the project site, the applicant is offering the following additional measures to provide for the continued use of the existing ±10 high concrete culvert at the southwest corner of the property in Open Space Lot 546: 1) At the southwest corner of the project site, a 60-inch concrete pipe will be placed under proposed Valley Canyon Road. This pipe would act as an underpass for wildlife use, eliminating the obstacle of crossing Valley Canyon	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Field inspection prior to recordation of final map

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MITIGATION MONITORING PROGRAM

Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
Road to get to the existing ±10-foot culvert that goes under the 14 Freeway. 2) On Lots 8, 9, 12 and 13, the grading for the pads and the rear lot lines will be pulled back 20 feet from the property boundary. This will facilitate an on-site connection to the above-referenced 60" pipe under crossing and beyond to the existing ±10 foot culvert under the freeway. 3) In addition to the above-referenced 60" pipe connection to the existing ±10 foot high culvert, the applicant proposes to add a 12-foot wide, landscaped parkway on the south side of proposed Valley Canyon Road that will extend from the Spring Canyon Road underpass to Open Space Lot 546. In order to facilitate wildlife movement along this route, the parkway would include a natural substrate and native landscaping to reduce the perceived threat from vehicle traffic.				
• d) (PS) The Present plan shows encroachment into the stream course and a substantial narrowing of the existing corridor in the vicinity of lots 400 –403. The encroachment into the streamcourse shall be eliminated and	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Prior to issuance of grading permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
the available corridor width will be increased in this area. Reconfiguration of the project in this area may result in the reduction of the total number of developable lots on the project site. Approximately nine acres of the south and west facing slopes of Spring Canyon will require substantial reconstruction for conformance with slope compaction standards.				
• e) (PS) An aggressive revegetation plan will be developed for the project. The plan will detail the species utilized in the revegetation effort, planting methods, and the placement of the plants. The plan will also provide instruction for the relocation of the holly-leaf cherry trees that will be salvaged from other portions of the site.	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
• f) (PS) Only locally native species shall be used in the landscaping of the slopes of Spring Canyon. Any other landscaping on these slopes with non-native species shall be prohibited through the CC&R's. The north- and west-facing slopes shall be in preserved open space and should not be landscaped.	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
• g) (PS) A low wall, approximately 3 feet in height, shall be placed at the	Project Applicant; Grading contractor; Construction	Review and approval of landscape plan and building	LACDRP and LACDPW	Prior to issuance of building permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
brow of the slope (at the edge of the graded pad) on all lots adjacent to preserved open space areas. This wall will be the delineator between the native-only landscaping areas and the customary garden landscaping allowed in the pad areas. This wall will also provide a portion of the fire protection required by county ordinance.	contractor	plans		
• h) (PS) The south- and east-facing slopes of Spring Canyon are located within designated private lots. Deed restrictions shall be placed on the slope areas within these lots so that no fencing will be constructed down the sides of the slopes. Fencing on top of the barrier walls will be limited to relatively unobtrusive ironwork, or similar material.	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit
• i) Approximately nine acres of the south and west facing slopes of Spring Canyon will require substantial reconstruction for conformance with slope compaction standards. The topsoil on these slopes will be salvaged and replaced on the slopes following reconstruction.	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit
• j) The toe of the reconstructed slope will be located at the same place as the present toe of slope. It is recognized	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
that construction will alter the existing stream bank and channel during construction. The contours of the stream course will be restored to their present condition. The recontoured slopes will be revegetated as described above.				
• k) Where feasible, the holly-leaved cherry trees located in the bottom of Tapie Canyon shall be relocated to the bottom of Spring Canyon.	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
• l) Replacement scrub oaks shall be planted in appropriate on-site locations within the dedicated open spaces of Tapie and/or Spring Canyon. The replacement ratio for the impact of removing four (4) trees (# 49, #246, #251, #252) shall be a minimum of 2:1, or in compliance with the replacement ratio mandated by the County Forester.	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
• m) Prior to grading activities in Tapie and lower Spring Canyon, scale broom and buckwheat seed heads shall be gathered and stored for seed dispersal (or directly dispersed) within Spring Canyon. Seeds of Yerba Santa (Eriodictyon crassifolium) shall also be dispersed in Spring Canyon to compliment the alluvial scrub replacement.	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (PS) Fuel modification zones shall be restrict to the minimum distance required by the Los Angeles County Fire Department through the project's CC&R's.	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit
• (PS) With the Department of Public Works approval, the potentially adverse effects of night lighting on surrounding open space areas shall be mitigated by the following measures: (1) Use street lighting only at intersections; (2) Use low-intensity street lamps; (3) Use low elevation lighting poles; (4) Direct light away from open space areas by using internally silvered globes or external opaque reflectors; and (5) eliminate the use or arc lighting adjacent to open space areas by restricting private sources of illumination around homes.	Project Applicant; Building contractor; Project engineer	Review and approval of street lighting plan	LACDPW	Prior to recordation of final map; Post development inspections.
• (PS) Lighting of the street under the freeway shall be directed at the road. Illumination of the pedestrian sidewalk on the west side of the underpass shall be in compliance with the County's requirements. Lighting of the equestrian/wildlife trail on the east side of the underpass shall be minimal, if at all, in compliance with County standards.	Project Applicant; Building contractor; Project engineer	Review and approval of street lighting plan	LACDPW	Prior to recordation of final map; Post development inspections

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (PS) All on-site open space areas shall be buffered in such a manner as to discourage additional encroachment by the new human inhabitants. Deed restrictions regulating the use of off-road vehicles shall be developed to protect the open space from potentially adverse uses.	Project Applicant	Review and approval of final map	LACDRP	Condition of final map recordation
• (PS) Any proposed hiking and riding trails shall have specified access points and shall be converted to interpretive trails. Signposts shall be incorporated on the trail to educate users about the species to be observed, their value to a balanced ecology, and the importance of riparian habitats and habitat linkages.	Project Applicant	Review and approval of final map	LACDRP	Condition of final map recordation
• (PS) A Fuel Modification Plan shall be developed in consultation with the LACFD. Brush clearance shall be limited to the minimum extent possible.	Project Applicant	Review and approval of the final fuel modification plan; Approval of CC&R's; Routine onsite inspections to ensure continued compliance with restrictions	LACDRP, LACFD	Prior issuance of grading permit; CC&R enforcement; annual fire inspections.
• (PS) Approved non-native groundcovers and low shrubs will be allowed only in the Setback and Irrigation Zones (Zones A and B per LACFD Guidelines). Non-natives shall not be used in the Thinning and	Project Applicant	Review and approval of the final fuel modification plan; Approval of CC&R's; Routine onsite inspections to ensure continued compliance with restrictions	LACDRP, LACFD	Prior issuance of grading permit; CC&R enforcement; annual fire inspections.

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
Interface Zones (Zones C and D).				
• (PS) Owners of residences and visitors shall be notified by on-site signage and by language included in CC&R's that access to Open Space Lots 547 and 548 is prohibited, except along approved trails, if any, and via designated access points. See the biological resources section for additional restrictions.	Project Applicant	Review and approval of final map	LACDRP	Condition of final map recordation
• (PS) All development landscaping shall be planted with non-invasive plant species, preferably species native to the area. Exotic plant species listed by the California Exotic Plant Pest Council as noxious weeds shall be prohibited in all landscaping. Control of exotic plants shall be addressed in the Open Space Management Plan called for above, and implemented per the specifications to be included therein.	Project Applicant; Landscape architect	Review and approval of landscape plans	LACDRP, LACDPW and LACFD	Prior to issuance of grading permit
• (PS) Owners of residences in the development shall be informed that dogs and cats are not allowed in open space areas. Signs shall be erected at designated access points to open space lots prohibiting pets from entering, leashed or not.	Project Applicant & Conservation District to be created by the applicant	Buyers will receive information in Escrow package	LACDRP & Conservation District	Confirm that Conservation District is in place; Record CC&R prior to Final Map Approval

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (PS) Loss of pets to native predators is likely, unless pets are contained on their owners' property. Trapping, shooting, or poisoning of native predators such as coyotes or bobcats shall be prohibited except by duly authorized state or county fish and game or animal control officers.	Project Applicant & Conservation District to be created by the applicant	Buyers will receive information in Escrow package	LACDRP & Conservation District	Confirm that Conservation District is in place; Record CC&R prior to Final Map Approval
• (PS) Stormwater runoff shall be filtered, where feasible, through appropriate oil and grease traps, installed at discharge points along the streets.	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during construction
• (PS) Stormwater discharge shall go through bio-filters, installed where feasible, to breakdown pesticides and minimize their flow into natural watercourses.	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during construction
• (PS) Common areas shall be treated only with "least toxic" pesticides (e.g. pyrethrum, neem extract), short-lived herbicides (e.g. Roundup), and low concentrations of fertilizers.	Project Applicant & Conservation District to be created by the applicant	Buyers will receive information in Escrow package	LACDRP & Conservation District	Confirm that Conservation District is in place; Record CC&R prior to Final Map Approval
• (S) A California Department of Fish and Game Agreement (1603 Agreement), a Regional Water Quality Control Board Certification (401Cert.) and a US Army Corps of Engineer 404 Permit may be required.	Project Applicant	Condition of project approval	ACOE/CDFE/RWQCB, LACDRP and LACDPW	Prior to issuance of grading permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
CULTURAL RESOURCES				
The following project-specific (PS) and standard (S) mitigation measures shall be implemented to reduce the project-related individual and cumulative impacts to a level that is less than significant.				
• (PS) Archaeological monitoring shall be required during grading or other project related ground alteration activities in areas of *Shadow Pines 2-5.*	Project Applicant; Project Archaeologist	Applicant shall retain an archaeologist for onsite inspection and submit monitoring report to LACDRP	LACDRP	Prior to issuance of grading permit; during grading operations
• (PS) *Shadow Pines 1* is a potentially significant resource and shall be avoided. If avoidance is not feasible, a Phase II testing program to determine the nature, extent, and significance of the site shall be undertaken. All investigations of *Shadow Pines 1* shall be conducted in accordance with CEQA guidelines.	Project Applicant; Project Archaeologist	Applicant shall submit archaeologist's survey and report to LACDRP	LACDRP	Prior to issuance of grading permit; during grading operations
• (S) In the event that cultural resources (as identified by the onsite archaeologist) are encountered during grading, such activity in the affected area(s) shall cease and the appropriate local archaeological agency (UCLA Archaeological Survey) shall be notified immediately. Grading activity in the affected area(s) will continue only after	Project Applicant; Project Archaeologist	Construction monitoring	Project archaeologist; LACDPW	During grading operations

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
the cultural resources are properly assessed and subsequent recommendations are executed as determined by an archaeologist onsite.				
• (S) In accordance with *CEQA Guidelines*, Appendix K-VIII and California Public Resources Code Section 5097.98, in the event of discovery or recognition of human remains, all development in the affected area(s) will cease immediately, and a Native American Indian advisor for the local Indian tribe, along with the Native American Heritage Commission, and other appropriate agencies will be contacted. The area(s) shall remain restricted until the human remains are legally and ethically dealt with by the appropriate authorities.	Project Applicant; Project Archaeologist	Construction monitoring	Project archaeologist; LACDPW	During grading operations
VISUAL QUALITIES				
With the proximity of the proposed project to the freeway, landscaping, architectural design, and structure placement represent the best available means to minimize visual effects associated with the proposed residential uses. As such, the following standard (S) and project-specific (PS) mitigations are required to reduce the potential individual and cumulative visual				

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
impacts associated with the proposed project. However, visual impacts may remain significant after mitigation.				
• (S) Manufactured slopes shall be landscaped with native and /or County-approved non-invasive plants that would most closely match natural vegetation in stature, color, and texture, as feasible under the Fuel Modification Guidelines.	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of Final Map
• (S) Taller shrubs and trees should be planted in naturally appearing patterns near downslope edges of pads to conceal and disguise the geometrical shapes of manufactured slopes.	Project Applicant; Landscape architect	Review and approval of landscaping plans	LACDPW	Prior to recordation of Final Map
• (PS) Residential structures of lots located atop the highest manufactured slopes, with freeway-oriented rear yards, (lots 483-486, and lots 507-521) shall be sited with minimum front yard setbacks to maximize setbacks from the backyard edges of pads to lessen potential visibility of structure walls.	Project engineer	Review and approval of building plans	LACDPW	Prior to issuance of building permit
• (PS) Lots 18, 29, 30, 42, and 43 shall be deed restricted from any major alteration of the natural topography of the main ridgeline beyond the initial graded pad in order to maintain view of	Project Applicant	Approval of CC&R's	LACDPW	Prior to issuance of building permit; CC&R's enforcement

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
that ridge.				
• (PS) Residential structures shall be sited, to the extent feasible, so that the side walls lowest in height and/or which exhibit the least massing effect, are oriented in downhill directions; and that roof slopes mirror as closely as feasible the prevailing slope of the prevailing terrain.	Project engineer; Building contractor	Review and approval of building plans	LACDPW	Prior to issuance of building permit
• (S) Natural building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) shall be used on exterior surfaces of all structures, including water tanks, walls, and fences.	Project architect	Review and approval of building plans	LACDPW	Prior to issuance of building permit
• (PS) Understories and retaining walls higher that six (6) feet shall be in tones compatible with the surrounding terrain using textured materials or construction methods which create a textured effect. Native vegetation to screen retaining walls shall be planted, as may be consistent with fire safety.	Project architect; Landscape architect	Review and approval of building plans and landscaping plans	LACDPW and LACFD	Prior to issuance of building permit
• (PS) Project night-lighting for streets, parkways, pedestrian walkways, and other public use areas shall be hooded, directed, and/or of limited heights to minimize night-time light spill-over	Project Engineer	Review and approval of building plans	LACDPW	Prior to issuance if building permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
effects, while meeting public safety concerns.				
• (PS) Lighting planned for the proposed park near the Spring Canyon road freeway underpass shall be limited to low, directed, and/or hooded lighting of parking areas, activity areas, and walkways sufficient for maintaining security of facilities and assurance of public safety. Tall lighting standards designed to permit night-time group use of park facilities, which could result in glare to the freeway shall not be permitted.	Project Engineer	Review and approval of building plans	LACDPW	Prior to issuance if building permit
TRAFFIC & ACCESS				
Implementation of the following mitigation measures will reduce the project individual and cumulative impacts to a less than significant level. Mitigation Measures for Project Impacts-County of Los Angeles:				
Soledad Canyon Road and State Route 14 Westbound Ramps • The project developer shall install a traffic signal at this location. The project should be given a credit against fees	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	**Party Responsible for Mitigation**	**Monitoring Action**	**Party Responsible for Monitoring**	**Monitoring Implementation**
paid to the "District" within which this signal has previously been identified.				
Soledad Canyon Road and State Route 14 Eastbound Ramps • The project developer shall install a traffic signal at this location. The project should be given a credit against fees paid to the "District" within which this signal has previously been identified.	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map
Soledad Canyon Road and Spring Canyon Road: • The project applicant proposes to install a new traffic signal and widen the intersection to provide an eastbound left turn lane and through lane and a westbound right turn lane and through lane. The extent of widening will provide for sight distance along Soledad Canyon Road for a 60 mph design speed.	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map
Soledad Canyon Road (SR-14 to Spring Canyon Road): • In order to fully mitigate the project traffic impacts on this roadway segment, Soledad Canyon Road shall be widened to accommodate a total of	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
three lanes. A three-lane section of roadway should include one lane in each direction plus a center passing lane that could serve both westbound (in the A.M.) and eastbound (in the P.M.) traffic. This three-lane section has been reviewed and approved by the County as a full-mitigation measure for that segment of Soledad Canyon Road between SR-14 and Spring Canyon Road which is physically restricted due to terrain.				
Mitigation Measures for Cumulative Impacts - County of Los Angeles: *Soledad Canyon Road and State Route 14 Eastbound On-Off Ramps* • The mitigation measure for this location is the restriping within the existing intersection to provide two northbound through lanes in lieu of the single northbound through lane that currently exists. These two lanes shall be carried north of the intersection under the freeway bridge to join two northbound lanes which currently exist. This project shall pay a fair share of the costs of this intersection improvement.	Project Applicant	Review and approval of detailed striping plan	LACDPW	Prior to recordation of final map

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
Soledad Canyon Road (East of Spring Canyon Road) • While the project is not considered to have a "measurable" impact on Soledad Canyon Road east of Spring Canyon Road, cumulative impacts are anticipated for the "existing plus ambient plus project plus related projects" condition. The subject project is within the Route 126 Bridge & Thoroughfare Construction Fee District (District), and is thus required to pay a "fair share" fee to the District to help finance necessary improvements, as determined by the County. The proposed project's share of impacts are 3.4% during the A.M. peak hour, and 7.2% during the P.M. peak hour.	Project Applicant	Review and approval of detailed striping plan	LACDPW	Prior to recordation of final map
Mitigation Measures for Project Impacts - City of Santa Clarita: *Soledad Canyon Road and Sand Canyon Road* • The mitigation for this location is identical to the cumulative mitigation measure for this location described below.	Project Applicant	Review and approval of detailed striping plan	LACDPW	Prior to recordation of final map

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
Soledad Canyon Road and State Route 14 Westbound On-Off Ramps East of Sand Canyon Road • The mitigation measure for this location is the installation of dual westbound left turn lanes and protected left turn phasing to replace the current single lane westbound unprotected left turn. This measure shall require removal of the existing bike lane on the north side within the intersection area and restriping within the north barrel of the divided roadway to provide the additional westbound left turn lane while retaining two westbound through lanes.	Project Applicant	Review and approval of detailed striping plan	LACDPW; City of Santa Clarita Transportation & Engineering Services	Prior to recordation of final map
Mitigation Measures for Cumulative Impacts-City of Santa Clarita: *Soledad Canyon Road and Sand Canyon Road* • The mitigation measure for this location is the installation of dual northbound left turn lanes in place of the existing single northbound left turn lane. This modification shall involve restriping within the existing roadway on both the	Project Applicant	Review and approval of detailed striping plan	LACDPW & City of Santa Clarita Transit Division	Prior to recordation of final map

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
north and south legs of the intersection. This project shall pay a fair share of the costs of this intersection improvement.				
• A transit bus stop will be provided on Valley Canyon Road to the satisfaction of the Los Angeles County Dept. of Public Works and the local transit provider, as necessary.	Project Applicant; Project engineer	Review and approval of building plans	LACDPW & City of Santa Clarita Transit Division	Prior to recordation of final map
SEWAGE DISPOSAL				
The following standard (S) and project-specific (PS) mitigation measures shall insure that the proposed project's individual and cumulative impacts are less than significant to the Newhall County Water District local sewer system and the County Sanitation District's SCVJSS.				
• (S) The applicant shall pay the appropriate sewage annexation and connection fees to the Los Angeles County Department of Public Works Water Works and Sewer Maintenance Division prior to sewerage service commencement.	Project applicant	Issuance of permits from LACDPW	LACDPW, LACSD	Prior to connection to SCVJSS
• (S) Connection fees shall be paid, as necessary, to the Newhall County Water District for impacts to the local sewer lines that are owned and	Project applicant	Issuance of permits from Newhall County Water District	Newhall County Water District	Prior to connection to SCVJSS

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
operated by that agency.				
EDUCATION				
The following mitigation measures are required to reduce significant impacts to the Sulphur Springs School District and the William S. Hart Union High School District.				
• (S) The applicant shall pay Senate Bill (SB) 50 school impact to the William S. Hart Union School District. The total amount of the school impact fees shall be determined at the time of payment, prior to issuance of the building permits.	Project applicant	Applicant shall submit proof of payment with final building plan	LACDPW; WHUSD; SSSD	LACDPW shall confirm payment prior to issuance of building permits
• (S) The applicant provide a ±9.0-acre, graded elementary school site immediately adjacent to the project site; or shall pay sufficient school impact fees to the Sulphur Springs School District; whichever is agreed to by the District.	Project applicant	Applicant shall submit proof of payment, or letter from the District regarding the acceptance of the school site with final building plan	LACDPW; WHUSD; SSSD	LACDPW shall confirm payment prior to issuance of building permits
SHERIFF PROTECTION				
The following project specific (PS) mitigation measure will be implemented in order to reduce the project-related potential impacts to a level that is less than significant.				

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (PS) The applicant shall provide space for a Los Angeles County Sheriff's Department sub-station on the L.A. County Fire station lot that is part of the proposed project design, or other mitigation, if required, to the Sheriff Department's satisfaction.	Project Applicant	Condition of project approval	LACDRP	Prior to tract map recordation
WATER SERVICES				
Implementation of the following standard (S) mitigation measure will reduce the project's potential individual and cumulative impacts on water service to a less than significant level.				
• (S) The applicant shall pay connection fees, as necessary, to the satisfaction of the Newhall County Water District. The fees shall be paid prior to water service connection.	Applicant	Submit receipt for connection fees paid to the NCWD	NCWD	Prior to issuance of building permit
• (S) The applicant shall participate in any future funding mechanism, as necessary that is identified and implemented as part of the NCWD Master Water Plan for Pinetree Water System.	Applicant	Submit receipt for connection fees paid to the NCWD	NCWD	Prior to issuance of building permit
• (S) BMP Source Controls – The following BMPs are recommended for the proposed project:	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
- Public education/participation activities that make information available to homeowner groups, associations, and municipalities for further distribution to homeowners and businesses. - Construction runoff control activities, such as: - Scheduling construction activities so that only small portions of the site, rather than the whole site, are denuded at the same time; - Use of sediment basins to capture stormwater runoff. Sediment is removed and disposed of after construction is complete; - Use of silt fences around construction areas; - Stabilization of areas where construction has temporarily ceased for more than 3 weeks. Stabilization can be accomplished using grass seed and straw mulch; - Collecting and storing all waste materials in lidded dumpsters; - Use of portable sanitation facilities that are regularly serviced; and Stabilization of construction ingress and egress points. Use of rumble strips and daily sweeping at access points to limit movement of sediment from the construction area.				construction

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (S) BMP Treatment Controls – The following BMPs are recommended for the proposed project: - Oil/water separators that are designed to remove petroleum compounds and grease. Separators will also remove floating debris and settleable solids. - Biofilters, which are two types: swale and strip. A swale is a vegetated channel that treats concentrated flow. A strip treats sheet flow and is placed parallel to the contributing surface. - Media filtration, which consists of a settling basin followed by a filter. The most common filter medium is sand; some use a peat/sand mixture. - Multiple systems that are a combination of two or more of the preceding controls in a series.	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during construction
• (PS) Prior to operation of the landscaped park areas and school playing fields, a Management Plan should be prepared that includes an irrigation plan, water usage plan, and chemical management plan. This plan shall include use of modern irrigation systems, use of slow-release chemicals, and incorporation of water quality-related design features to reduce the potential for herbicides and	On-site park areas - Project Applicant; Project Botanist/biologist; Landscape architect Off-site school site – SSSD	Review and approval of Management plan	On-site park areas – LACDPR & LACDPW Off-site school site – LACDPW	Prior to issuance of occupancy permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
fertilizers in storm and irrigation runoff and reduce associated potential effects on open drainages.				
SOLID WASTE				
While the proposed project is not anticipated to have a significant impact on the overall waste-stream, the following standard and project-specific mitigation measures are proposed to insure that project-related impacts remain less than significant.				
• (S) Future residential developments will participate in the waste reduction plans to be implemented by the County in accordance with the ISWMP.	Project occupants	County-wide implementation of the ISWMP, CC&R's	Waste Management provider (to be determined)	Record a CC & R prior to Final Map Approval
• (S) Removal of hazardous materials or waste from the project site will be conducted by a registered waste hauler.	Future homeowners	CC&R's	County of Los Angeles Department of Health Services	Record a CC & R prior to Final Map Approval
• (S) New residents will be provided information on household hazardous wastes and the county's household hazardous waste "round-up" program. Homeowners will be required to review and sign a statement indicating that they have been informed of the typical hazardous materials associated with residential uses and that they acknowledge that no household	Project applicant; Project occupants	Provide information to project residents prior to close of escrow	County of Los Angeles Department of Health Services	Record a CC & R prior to Final Map Approval

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	**Party Responsible for Mitigation**	**Monitoring Action**	**Party Responsible for Monitoring**	**Monitoring Implementation**
hazardous materials will be disposed of for municipal refuse collection.				
• (PS) New residents will be provided with information on recycling through local drop-off and/or buyback centers to be provided in the new homebuyers information package at the time of purchase.	Project Applicant	Provide information to project residents prior to close of escrow	Waste Management provider (to be determined)	Record a CC & R prior to Final Map Approval
• (PS) Where feasible, recycling containers shall be made available on-site during construction of the project for disposal of recyclable construction waste.	Project Applicant; Construction contractor	Site inspection	LACDPW	Site inspection during construction
ENVIRONMENTAL SAFETY				
The proposed project may result in a significant impact related to construction and short-term operational impacts. Cumulative impacts are not significant. The following mitigation measures are required to lessen impacts to a less than significant level.				
• (PS) The applicant shall conduct all construction activities within the easement according to the guidelines and requirements for such activities stipulated by the Southern California Gas Company.	Project Applicant; Construction/Grading contractors	Onsite inspections	Southern California Gas Company	Onsite inspection during construction and grading

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (S) Weight of heavy construction vehicles used at the project site shall be in compliance with Southern California Gas Company guidelines and requirements for heavy construction vehicles that work in the Southern California Gas Company easement and cross said easement.	Project Applicant; Construction/Grading contractors	Onsite inspections	Southern California Gas Company	Onsite inspection during construction and grading
RECREATION				
Implementation of the following project-standard (S) and project specific (PS) mitigation measure will result in a less than significant impact to recreational resources.				
• (PS) The project shall dedicate approximately 18.0 acres of private parkland (for passive recreation) on-site.	Project Applicant	Verification of payment of fees	LACDP&R	Prior to tract map recordation
• (S) The applicant shall pay Quimby fees in the amount of $149,930.	Project Applicant	Verification of payment of fees	LACDP&R	Prior to tract map recordation
LIBRARY SERVICES				
Implementation of all of the following standard (S) mitigation measures will bring the project-related individual and cumulative library services impacts to a less than significant level.				

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (S) The project proponent will comply with mitigation funding requirements that the County of Los Angeles has adopted in order to mitigate the proposed project's impacts to a level that is less than significant.	Project applicant	Verification of payment of fees	LACDPW; LACPL	Prior to tract map recordation
• (S) The Board of Supervisors has adopted a permanent developer fee of $603.00 for the Santa Clarita Valley. Utilizing this number, total mitigation fees to offset the proposed project's impacts, in terms of space requirements and additional library materials, are estimated at $326,826. The actual fee amount shall be calculated when the applicant pays this fee, prior to building permit issuance.	Project applicant	Verification of payment of fees	LACDPW; LACPL	Prior to tract map recordation

COUNTY OF LOS ANGELES

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July 28, 2004

Agenda No. 11
10/28/03

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

Re: VESTING TENTATIVE TRACT MAP NUMBER 48086
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

On October 28, 2003, your Board conducted its hearing on the above-referenced subdivision which proposes 542 single-family lots, a fire station lot, a sheriff sub-station lot, two park lots and three open space lots in the Soledad Zoned District. At the conclusion of the hearing, your Board indicated its intent to approve the subdivision and instructed us to prepare findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

OFFICE OF THE COUNTY COUNSEL

By
PETER J. GUTIERREZ
Senior Deputy County Counsel
Public Works Division

APPROVED AND RELEASED:

RAYMOND G. FORTNER, JR.
Chief Deputy County Counsel

PJG:di
Enclosures

HOA.242839.1

FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
VESTING TENTATIVE TRACT MAP NO. 48086

1. The Board of Supervisors ("Board") of the County of Los Angeles conducted a duly noticed public hearing on the proposed Vesting Tentative Tract Map No. 48086 on October 28, 2003. The Regional Planning Commission of the County of Los Angeles ("Commission") previously conducted its duly noticed public hearing on October 18, 2000. An additional discussion on water supply availability and the proposed wildlife corridor occurred before the Commission on October 31, 2001. This Subdivision case was heard concurrently with Sub-Plan Amendment 96-044-(5), Zone Change Case No. 96-044-(5), Conditional Use Permit No. 96-044-(5), and Oak Tree Permit No. 96-044-(5).

2. The development proposal is a request to authorize the creation of 542 single-family residence lots, a fire station site, a sheriff sub-station site, two park lots, and three open space lots, with project-associated infrastructure to be developed in compliance with the County's hillside management and density-controlled development design review criteria.

3. The subject property is a 548.1 acre site located north of the Antelope Valley Freeway and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon Road in the Soledad Zoned District.

4. The subject property is irregular in shape with level to hilly terrain. The property is currently undeveloped.

5. Access to this land division is via Spring Canyon Road, located off of Soledad Canyon Road. Additional access through local streets at the western edge of the site will be provided through adjacent Tract No. 36943 which is presently under construction.

6. The area surrounding the subject property consists of generally vacant properties, though there are a few scattered single-family residences to the north, a mineral processing use to the east, and the Antelope Valley Freeway to the south. To the west is a residential development of over 600 units which is under construction.

7. The site is zoned A-2-1 (Heavy Agriculture, one acre minimum required area). Surrounding zoning is A-2-1 to the north, Residential Planned Development ("RPD") to the west, and A-2-1 to the east. To the south is the Antelope Valley Freeway. The zoning was established by Ordinance No. 7904 which became effective on February 5, 1957.

8. Proposes Zone Change Case No. 96-044-(5) to change the zoning on the subject property to:

   - R-1-6,000 (Single-family residential; 6,000 square feet minimum required area) on 62.51 acres;

   - R-1-7,000 (Single-family residential; 7,000 square feet minimum required area) on 60.57 acres;

   - R-1-8,000 (Single-family residential; 8,000 square feet minimum required area) on 6.97 acres;

   - R-1-10,000 (Single-family residential; 10,000 square feet minimum required area) on 58.35 acres;

   - R-1-15,000 (Single-family residential; 15,000 square feet minimum required area) on 27.36 acres; and

   - R-1-20,000 (Single-family residential; 20,000 square feet minimum required area) on 25.94 acres;

   The remaining acreage, 306.4 acres, will retain the A-2-1 zoning designation.

9. Approval of the tentative tract map will not become effective until the Board has adopted an ordinance effecting the change of zone and such ordinance has become effective.

10. Conditional Use Permit Case No. 96-044-(5) and Oak Tree Permit Case No. 96-044-(5) were considered concurrently with Vesting Tentative Tract Map No. 48086 to ensure compliance with hillside management design review criteria, to authorize a density-controlled (clustered) development, and to allow the removal of four oak trees and encroachment within the protected zone of specified oak trees.

11. The project design, as modified by the conditional use permit, complies with the standard requirements of the proposed zones.

12. At the time this subdivision and the related conditional use permit and oak tree permit applications were considered, the subject property was depicted within the R-Non-Urban category of the Countywide General Plan and the N2 (Non-Urban, one dwelling unit per acre) and HM (Hillside Management) categories of the Santa Clarita Valley Areawide Plan. On October 28, 2003, the Board considered and approved Sub-Plan Amendment No. 96-044-(5) changing:

   - 161.9 acres of the site from Hillside Management and N2 to U1 (1.1-3.3 dwelling units per acre) on the Santa Clarita Valley Area Wide Plan;

- 161.9 acres of the site from R-Non-Urban to 1-Low Density Residential 1-6 dwelling units per acre) on the Countywide General Plan;

385.7 acres of the subject property retains the R-Non-urban designation and 67.5 acres of the subject property retains the N2 designation and 318.7 acres remain Hillside Management.

13. Prior to adoption by the Board of Sub-Plan Amendment No. 96-044-(5), an analysis of the Santa Clarita Valley Areawide Plan classifications applicable to the site indicated that a theoretical maximum of 265 dwelling units were allowed on the subject property. Under the land use categories as adopted by the Board in Sub-Plan Amendment No. 96-044-(5), a range of 349 to 731 units is permitted.

14. An analysis by staff of the area of the site to remain Non-Urban indicates that a maximum of 171 dwelling units are allowed. The low density threshold for the Non-Urban area is 40.9 units.

15. An analysis by staff of the area of the site now designated urban as a result of approved Sub-Plan Amendment No. 96-044-(5), indicates that a maximum of 971 dwelling units are allowed. The low density threshold for the urban area is 161.9 dwelling units. The applicant's development proposal shows 126 dwelling units within the Hillside Management and N2 designated areas. The maximum permitted density within these two land use categories of the project site is 144 units. Although the Hillside Management areas proposed for urban development contain moderate to steep hillsides, these areas are not predominantly in excess of 50 percent natural slope.

16. The clustering of units and lots sizes of less than one acre are permitted provided that the overall density does not exceed a density of one unit per acre as required by the Non-Urban Hillside provisions of the Santa Clarita Valley Areawide Plan. With 548.1 acres of land and 542 single-family lots proposed, the project complies with this requirement.

17. The subject property contains natural slopes of 25 percent or greater. Therefore, a conditional use permit to ensure compliance with Hillside Management Design review criteria is required.

18. The proposed project and the provisions for its design and improvements are consistent with the goals and policies of the Los Angeles Countywide General Plan, since they are in substantial compliance with the general conditions and have met the burden of proof for issuance of a conditional use permit for Hillside Management areas, in that:

a. The proposed project is located and designed so as to protect the safety of current and future community residents and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, or erosion hazard;

b. The proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents;

c. The proposed project is compatible with the natural biotic, cultural, and scenic resources of the area;

d. The proposed project will not be detrimental to the public health and safety, design, and/or environmental considerations;

e. The proposed project is conveniently served by neighborhood shopping and community facilities and can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan;

f. The approval of proposed dwelling units for the proposed development in a non-urban area is allowed since the proposed conditions of approval adequately mitigate problems of public safety, design, and environmental considerations as provided for in the Countywide General Plan; and

g. The proposed project has the necessary provision for open space areas.

19. Additionally, the proposed project meets the hillside criteria established in Section II.D of the Countywide General Plan, as follows:

D.1 With the conditions imposed upon this tentative tract map, the project will comply with all applicable County and State subdivision requirements;

D.2 Engineering solutions to mitigate hillside hazards have been reviewed by the Departments of Public Works and Regional Planning and have been found to be appropriate as they relate to landslides, flooding, erosion, and visual impacts. Furthermore, the conditions for approval mandate the implementation of various design criteria to ensure that compliance will be achieved with respect to the aforementioned issues;

D.3 Grading of slopes has been preliminarily approved by the Department of Public Works in its review of the related tentative map. Final detailed grading plans will be submitted to the Department of Public Works for approval before any grading of the site commences. The Fire Department and Department of Regional Planning have recommended conditions including the irrigation of common landscape areas, brush clearance, and

the approval of a landscape plan that will ensure that fire safety is optimized, and those conditions have been incorporated into the conditions of approval;

D.4 There are no significant views from existing residential areas that are affected by the project;

D.4a There are four oak trees proposed to be removed on the project site which are of sufficient size to qualify for an oak tree survey. Oak trees to be removed as a result of grading necessary to prepare the project site for development will be subject to the conditions of Oak Tree Permit No. 96-044-(5);

D.4b The Departments of Public Works and Regional Planning have recommended that graded slopes be landscaped and that such landscaping be maintained throughout the life of the project. These mitigation measures have been adopted as conditions of this tentative tract map; and

D.4c Landform (contoured) grading will be implemented wherever possible in the intervening open space between development areas.

20. The subject property lies within an urban expansion area and is in compliance with the County's General Plan Development Monitoring System ("DMS") in that:

a. The proposed development is consistent with the infrastructure portion (Urban Services Analysis) of the DMS since there is adequate water service, and sewage discharge capacity will not exceed the Sanitation District's future planned capacity. The proposed sheriff sub-station and fire station sites will mitigate impacts on police and fire services. Appropriate fees will be paid for capital library costs to insure sufficient increased capacity to serve the project's demands. Cumulative impacts on schools were identified during processing. The applicant has agreed to provide the necessary mitigation measures, including a graded site adjacent to the subject property or equivalent mitigation to reduce impacts on schools pursuant to Mitigation Agreements with the Sulphur Springs School District and the Hart Union High School District, the districts serving the project site. These services were evaluated as part of the environmental analysis and the resultant environmental document;

b. The proposed development is consistent with the access portion of the DMS since there is adequate road service and commercial and employment facilities located in close proximity. The road service was evaluated as part of the environmental analysis and the resultant environmental document. The proximity to commercial and employment

facilities was evaluated as part of the Field Investigation and/or General Plan evaluation; and

c. The proposed development is consistent with the environmental portion of the DMS since there is no significant geotechnical, flood hazard, fire, and/or natural resource impacts, and the project does not affect publicly held or privately dedicated open space, as shown in the Countywide General Plan. These resources/hazards were evaluated as part of the environmental analysis and the resultant environmental document.

21. The estimated water demand for the project is approximately 487.8 acre feet per year ("AFY"). In order to receive water service, the project will require annexation into the service area of the Newhall County Water District. The Newhall County Water District has submitted a letter indicating that it can and will serve the project, and has certified that an adequate supply of water exists for the project.

22. The project is but one of a number of development projects pending or approved in the Santa Clarita Valley. An analysis of the cumulative effects of all projects anticipated, and accounted for in the County's DMS, shows sufficient water exists to serve these proposed projects. The DMS tracks all pending and approved development projects. Under DMS projected demand in the Santa Clarita Valley, including the project, is estimated at 85,194 AFY. Supply within the service area of the Castaic Lake Water Agency, the wholesale water purveyor, ranges from 156,900 AFY in wet years to 92,800 AFY in dry years.

23. Ammonium perchlorate, used in the manufacture of solid rocket propellant, was discovered in mid-1997 in four wells pumping from the Saugus Formation. In 1997, the California State Department of Health Services ("State DHS") established a drinking water provisional action level of 18 parts per billion ("ppb") for perchlorate, meaning State DHS will advise utilities to remove the well from service if that level is exceeded. In wells owned by the Santa Clarita Water Company and the Newhall Water Company, levels of perchlorate above this level have been detected. Those wells are currently inactive. In 2004, the Office of Environmental Health Hazard Asessment established a public health goal for perchlorate of 6 ppb and State DHS subsequently revised the action level to be the same. Until a Maximum Contaminant Level ("MCL") is established, State DHS intends to use the action level as an MCL. Remediation technology for perchlorate does exist and clean-up of the contamination is possible and is in an active planning status. The remaining wells drawing from the Saugus Formation are active sources of supply.

24. The proposed development, in summary:

a. Avoids the premature conversion of undeveloped land to urban use;

b. Promotes a distribution of population consistent with service system capacity, resource availability, environmental limitations, and accessibility;

c. Directs urban development and revitalization efforts to protect natural and man-made amenities and to avoid severe hazard areas, such as flood prone areas, active fault zones, steep hillsides, landslide areas, and fire hazard areas;

d. Encourages the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land;

e. Ensures that new development in urban expansion areas will occur in a manner consistent with stated plans policies and will pay for the marginal public costs that it generates;

f. Focuses intensive urban uses in an inter-dependent system of activity centers located to effectively provide services throughout the urban area, including adequate transportation facilities; and

g. Provides for a higher density of housing to meet increasing demands in an area which will have relatively lesser environmental consequences.

25. The access to this project is adequate for the needs of future residents and for the deployment of fire fighting and other emergency service equipment in emergency situations.

26. A traffic study analyzing the potential impacts of this project was reviewed and approved by the Department of Public Works. Appropriate traffic mitigation measures are incorporated into the conditions of approval of this project.

27. This site is physically suitable for the type of development and the density being proposed since the property has adequate building sites to be developed in accordance with the grading ordinance, has access to county-maintained streets, will be served by sanitary sewers, can be provided with water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs, and has all flood hazards and geologic hazards mitigated in accordance with the requirements of the Department of Public Works.

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

29. The design of the subdivision and the proposed improvements will not cause serious public health problems since sewage disposal, storm water drainage, fire protection, and geologic and soil factors are addressed in the recommended conditions of approval.

30. Design of the subdivision and the proposed improvements will not conflict with public easements or access through, or use of, property within the proposed subdivision, since the design and development as set forth in the conditions of approval and the Tentative Map provide adequate protection for any such easements.

31. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein, since the lots are of sufficient size so as to permit orientation of structures in an east-west alignment for southern exposure or to take advantage of shade or prevailing breezes.

32. Two United States Geological Survey designated "blueline" streams occur on-site at Tapie and Spring Canyons. These two drainages converge in the southwesterly portion of the site, and the combined flow is conducted under the freeway via an existing concrete culvert to the Santa Clara River.

33. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available physical and environmental resources when the project was determined to be consistent with the Countywide General Plan and the Santa Clarita Valley Areawide Plan.

34. This tract map has been submitted as a "Vesting" Tentative Map, and as such, it is subject to the provisions of Section 21.38.010 through 21.38.080 of the Los Angeles County Code (Subdivision Ordinance).

35. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with section 13000) of the California Water Code.

36. Approval of this land division is conditioned upon the subdivider's compliance with the attached conditions of approval as well as compliance with the conditions for Conditional Use Permit No. 96-044-(5) and Oak Tree Permit No. 96-044-(5). The mitigation measures identified in the Final Environmental Impact Report ("FEIR") for the project have further been incorporated into the conditions of approval for the related conditional use permit. The Mitigation Monitoring Plan prepared in connection with the FEIR for this project identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts to the environment is ensured.

37. The necessary drainage improvements for soil erosion control will be designed in accordance with the standards of the Department of Public Works as a condition for approval of this tentative tract map.

38. At its hearing on the project, the Commission received oral testimony and written comments from proponents and opponents. An additional discussion on water supply availability and a proposed wildlife corridor occurred before the Commission on October 31, 2001.

39. At the public hearing before the Commission, one person testified in opposition to the project due to concerns about water supply and water contamination.

40. The Commission, in its action on November 14, 2001, recommended that the Board approve the requested Sub-plan Amendment and Zone Change, approved the Conditional Use Permit, Oak Tree Permit, and Vesting Tentative Tract Map subject to the Board's approval of the Sub-Plan Amendment and Zone Change and certified the EIR for the project.

41. Subsequent to the Commission's November 14, 2001 action, a Supplemental Environmental Impact Report ("Supplemental EIR") was prepared to reanalyze potential traffic impacts based upon a revised methodology and to include additional water supply analysis including water supply assessment and verification information from the Newhall County Water District. The Newhall County Water District certified that an adequate supply of water exists for the project. No additional unmitigated significant impacts associated with the project were identified by the Supplemental EIR.

42. At the public hearing before the Board, one person testified in opposition to the project due to concerns about traffic, air quality, and a wildlife corridor.

43. A representative of the Santa Monica Mountains Conservancy testified before the Board and requested that the permanent open-space lots be granted to a public agency and that an assessment district such as a maintenance district be created to ensure the permanent availability of funding to maintain the permanent open-space and public trails as well as wildlife corridor mitigation.

44. A representative of the applicant testified before the Board stating a willingness to create a funding mechanism to guarantee the permanent maintenance of the open-space and the 3.5 miles of trails and trailheads to be provided.

45. In approving the project, the Commission and the Board identified the need for new housing that is reasonably close to employment centers in the Santa Clarita and San Fernando Valleys. In addition, the project will provide additional public benefits, including but not limited to: more than 300 acres of permanent, contiguous dedicated and deed restricted open space; approximately 3.5 miles of on-site trails that are available to the public; a one-acre site that will be graded by

the applicant and conveyed to the Los Angeles County Fire Department; a one-acre site that will be graded by the applicant and conveyed to the County for a Sheriff's Department sub-station or other future public purpose; a graded site for an elementary school for the Sulphur Springs School District or equivalent payment of mitigation fees; an 18 acre active park with an improved youth soccer field, restroom facilities, and recreational turf grass; a one-acre passive park; significant improvements to the local water and sewer systems that benefit not just the project but other properties and development in the vicinity; and improvements to Soledad Canyon Road, local freeway on- and off-ramps, and other local intersections that benefit not only the project but also enhance regional mobility.

46. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines ("CEQA Guidelines"), and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles ("County CEQA Guidelines"). The Initial Study concluded that there was substantial evidence that the project may have potentially significant impact on the environment in the following areas: geotechnical, fire hazard, air quality, visual resources, traffic/access, education, water services, environmental safety, library services, flood hazard, noise, biological resources, cultural resources, sewage disposal, sheriff protection, solid waste, and recreation. The Initial Study determined that an Environmental Impact Report ("EIR") would be required.

47. The EIR prepared for this project concluded that no significant effects which cannot be avoided or mitigated have been identified except for impacts to biological resources, air quality, and visual resources. All other potentially significant environmental impacts including geotechnical, fire hazard, traffic/access, education, water services, environmental safety, library services, flood hazard, noise, biological resources, cultural resources, sewage disposal, sheriff protection, solid waste, recreation, education, fire protection, visual qualities, and libraries can be mitigated to less than significant levels through implementation of the mitigation measures identified in the FEIR.

48. Approval of this project requires adoption of a Statement of Overriding Considerations, including a finding that the benefits of the project outweigh the potential unavoidable adverse impacts, and that the unavoidable impacts are nonetheless acceptable based on specific overriding considerations.

49. The Board finds that the project is not de minimus in its effect on fish and wildlife resources. Therefore, this project is not exempt from California Department of Fish and Game Fees pursuant to section 711.4 of the California Fish and Game Code.

50. The FEIR for the project has been prepared in accordance with CEQA, the CEQA Guidelines, and the County CEQA Guidelines. The FEIR consists of the Draft EIR dated August 2000, the Technical Appendices to the Draft EIR dated August 2000, the Supplemental EIR, Responses to Comments, and Appendices dated January 8, 2003, and the FEIR including Responses to Comments dated July 8, 2003 (collectively referred to as the "FEIR").

51. A Mitigation Monitoring Program, dated July 8, 2003, consistent with the conclusions and recommendations of the FEIR, has been prepared and its requirements have been incorporated into the conditions of approval for this project.

52. The Board has independently reviewed, considered, and certified the FEIR, and it reflects the independent judgment of the County. As stated in the FEIR and the Findings of Fact and Statement of Overriding Considerations, the project will result in unavoidable significant impacts on air quality, biological resources, and visual resources. Such impacts have been reduced to the extent feasible, and the Board finds that the benefits of the proposed project outweigh these unavoidable adverse impacts. Such unavoidable impacts are determined to be acceptable based upon the overriding considerations set forth in the Statement of Overriding Considerations for the project.

53. The Findings of Fact and Statement of Overriding Considerations prepared for the proposed project are incorporated herein by this reference as if set forth in full.

54. The Mitigation Measures of the FEIR are incorporated into the conditions of approval for this tentative map, Conditional Use Permit No. 96-044-(5) and Oak Tree Permit No. 96-044-(5). The Mitigation Monitoring Plan contained in the FEIR identifies in detail the manner in which the measure adopted to mitigate or avoid potential adverse impacts to the environment is ensured.

55. The documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter are located at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Indicates that it has previously certified the FEIR prepared for the project; certifies that it has reviewed and considered the environmental information contained in the document; certifies that the FEIR has been completed in compliance with CEQA, the CEQA Guidelines and County CEQA Guidelines, and reflects the independent judgment of the Board as to the environmental

consequences of the project; determined that the conditions of approval and mitigation measures discussed in the FEIR are the only mitigation measures for the project which are feasible; determined that the remaining unavoidable environmental effects of the project have been reduced to the extent possible and to an acceptable level and are outweighed by specific social, economic, and environmental benefits of the project; and adopted the Findings of Fact and Statement of Overriding Considerations prepared for the project and readopts the Statement of Overriding Considerations;

2. Approves and adopts the Mitigation Monitoring Program for the proposed project, incorporated in the FEIR, and pursuant to section 21081.6 of the Public Resources Code, finds that the Mitigation Monitoring Plan is adequately designed to ensure compliance with the mitigation measures during project implementation; and

3. Approves Vesting Tentative Tract Map No. 48086 subject to the attached conditions and further subject to approval by the Board of Zone Change Case No. 96-044-(5).

CONDITIONS OF APPROVAL
VESTING TENTATIVE TRACT MAP NO. 48086

1. Conform to the applicable requirements of Title 21 and 22 of the Los Angeles County Code (Subdivision and Zoning Ordinances) including the requirements of the R-1 zone and the requirements of Conditional Use Permit No. 96-044-(5) and Oak Tree Permit No. 96-044-(5).

2. Recordation of the final map is contingent upon the effectuation of an ordinance changing the zoning of the property from A-2-1 to R-1-6,000, R-1-7,000, R-1-8,000, R-1-10,000, R-1-15,000, and R-1-20,000 as recommended under Zone Change Case No. 96-044-(5).

3. The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project are incorporated by this reference and made conditions of this tentative map. The subdivider shall comply with the attached Mitigation Monitoring Program. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence:

   - Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits;

   - At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase;

   - Prior to occupancy clearances by the Department of Public Works; and

   - Additional reports shall be submitted as required by the Director, the Forester, and/or Fire Warden.

4. Submit evidence to the satisfaction of the Department of Regional Planning that the conditions of Conditional Use Permit No. 96-044-(5) and Oak Tree Permit No. 96-044-(5) have been recorded.

5. Submit a copy of the project Covenants, Conditions, and Restrictions ("CC&R's"), and any road or maintenance agreements for the project to the Department of Regional Planning for review and approval.

6. In accordance with Conditional Use Permit No. 96-044-(5), this land division is approved as a density-controlled development in which the areas of the proposed lots may be averaged to conform to the minimum lot area requirements of the various zones. If multiple final maps are recorded, the average area of all lots shown on each final map, or each final map and all previously recorded final maps, shall comply with the minimum lot area requirements of the various zones.

7. Except as otherwise specified in these conditions or by Conditional Use Permit No. 96-044-(5), conform to the lot area requirements of the R-1-6,000, R-1-7,000, R-1-8,000, R-1-10,000, R-1-15,000, and R-1-20,000 zones.

8. Permission is granted to use the alternate cross sections to the satisfaction of the Department of Public Works.

9. Permission is granted to adjust lot lines to the satisfaction of the Department of Regional Planning.

10. Provide at least 40 feet of street frontage at the property line for each lot fronting on a cul-de-sac and knuckle, and at least 50 feet of street frontage at the property line for all other lots, except for flag lots. Provide approximately radial lot lines for each lot.

11. Flag lots shall have fee access strips of at least 10 feet in width where contiguous to other strips and 15 feet where not contiguous to other strips. In cases where there are hillside slopes or footings for walls or planters adjacent to the access strips, the width of the access strips shall be sufficient to accommodate the full width of the required driveway paving.

12. Provide reciprocal easements over the multiple access strips for the benefit of the lots served. Submit a letter to the Director of the Department of Regional Planning agreeing to record the easements in documents when the lots are sold.

13. Label all common driveways as "Private Driveway-Fire Lane" on the final map.

14. Provide for ownership and continued maintenance of the private driveways through a maintenance agreement or CC&R's and post all common driveways with signs stating "No Parking-Fire Lane." Provide for continuous posting and enforcement of this restriction in the CC&R's or in a maintenance agreement.

15. Construct or bond with the Department of Public Works for driveway paving on the flag lots from the street to the building pad, to the satisfaction of the Department of Regional Planning and Department of Public Works as follows:

    - A minimum of 15 feet in width where serving one residence or 20 feet in width where the driveway is 150 feet or more in length;

- A minimum of 20 feet in width where serving two residences; and

- A minimum of 24 feet in width where serving three residences.

16. Dedicate complete access rights on the following lots with double street frontages:

    Lots 5 and 6 directly to Valley Canyon Road;

    Lots 1 through 5 directly to "A" Street;

    Lots 499 through 509 directly to Spring Canyon Road;

    Lots 486 through 490 directly to "J" Street; and

    Lots 432 through 443 and Lot 466 directly to "I" Street.

17. Construct a free standing masonry wall not less than five feet high along and within one foot of the rear or sides of lots abutting the streets as indicated in Condition No. 19. The wall to be constructed shall conform to the Department of Public Works Standard Plan No. 6005-0.

    Prior to submitting final maps, submit to the Regional Planning Department a copy of the approved Grading Plan for final determination of the design of this structure. Alternate structure designs and locations may be accepted if unusual topographic features or subdivision design warrant special treatment. In such cases, consideration will be given to maintenance and aesthetics. Where a wall is relocated to the top of a slope, a slough wall may also be required.

    In all cases where grading or natural conditions result in the pad or building site elevations being above the elevation of the abutting highway, the required wall shall be retaining. A wrought iron fence may be constructed on top of the retaining wall to satisfy the minimum height requirement and masonry pilasters spaced 50 feet maximum on center are constructed to the full height of the structure. The height of the total structure shall not be less than five feet above grade on the highway side and not less than three feet six inches on the side facing the abutting lot.

    If the wall or combination wrought iron fence and retaining wall is to be constructed subsequent to the recordation of this tract map, file a faithful performance bond and agreement with the Department of Public Works, ensuring its construction prior to sale of lots or occupancy of homes constructed thereon. The penal sum shall be determined by the Department of Public Works.

18. Provide for the ownership of the open space lots (Lots 546, 547, and 548) by dedication to the County.

19. Provide for the maintenance of the open space lots through a landscape maintenance district.

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

21. Provide for the continued ownership and maintenance of the private park lots, Lots 545 and 549, by a landscape maintenance district.

22. Construct and dedicate the trails to the County of Los Angeles to the satisfaction of the Department of Parks and Recreation. Submit evidence of satisfaction of this condition to the Director of Planning.

23. Grant to all persons holding title to land within the County of Los Angeles and the heirs, successors, and assigns of said persons, as their interest may now or hereafter appear of record, a non-exclusive easement for ingress and egress, road and utility purposes over the private and future streets in this subdivision to the satisfaction of the Department of Public Works and the Department of Regional Planning.

24. Dedicate the public facility lot currently planned for use as a sheriff sub-station lot (Lot 544) to the County of Los Angeles and public facility lot currently planned for use as a fire station lot (Lot 543) to the County of Los Angeles. The fire station lot (Lot 543) shall be approximately 3.2 acres in size with an approximate 1.0 acre useable pad which shall be graded by the subdivider at its expense and designed to the satisfaction of the Los Angeles County Fire Department. The sheriff sub-station lot shall be approximately 1.8 acres in size with an approximately 1.0 acre useable pad which shall be graded by the subdivider at its expense and designed to the satisfaction of the Sheriff's Department. The County in its sole discretion may use the sheriff sub-station lot for another public purpose in the event the County decides not to build a sheriff sub-station on the site.

25. Permission is granted to vacate the excess right-of-way on Valley Canyon Road and include the vacated portion in Lot 543 (Fire Station) and Lot 548 (open space).

26. Dedicate to the County of Los Angeles on the final map the right to prohibit the construction of more than one residence and accessory structures on lots having twice the required area.

27. Provide slope planting and an irrigation system in accordance with the County Grading Ordinance. Include conditions in the CC&R's which require continued maintenance of the planted slopes.

28. In accordance with County Code Section 21.32.195, plant at least one tree of a non-invasive species within the front yard of each single family lot. The location and the specifics of said tree shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director of Planning and the County Forester and Fire Warden, and a bond shall be posted with the Department of Public Works, or other verification shall be submitted to the satisfaction of the Department of Regional Planning to ensure the planting of the required tree.

29. The subdivider or his successor shall maintain the existing easement to the 4.5 acre property located at the eastern edge of the project site and shown as not a part of the Tentative Map. Also, the subdivider shall work with the owner of the 4.5 acre property to establish a connection for such property to the water system being installed for the project and shall submit evidence to the Director of Planning prior to recordation of the final map that this condition has been met.

30. A maximum of 300 units may record until a second means of street access is physically constructed to the satisfaction of the Department of Public Works, Department of Regional Planning, and Fire Department.

31. Construct full street improvements on Valley Canyon Road (off-site) to join with improvements in Tract Map No. 36943 to the satisfaction of the Department of Public Works.

32. Permission is granted to file a parcel map over the property as the first unit final map, provided all lots contain minimum lot areas of 20 acres and all applicable conditions are met to the satisfaction of the Department of Public Works and Department of Regional Planning.

33. Permission is granted to record multiple final maps. The boundaries of the unit final maps shall be to the satisfaction of the Department of Public Works and the Department of Regional Planning. Each final map to record shall comply on its own, or in combination with previously recorded maps, with the open space and lot area requirements of the General Plan, the Zoning Ordinance, and Conditional Use Permit No. 96-044-(5). Prior to clearance of each final map, submit the following:

    a. A phasing map indicating the boundaries of the current final map, and the boundaries and status of other final unit maps; and

    b. A summary sheet indicating the number and type of all lots shown on the current and previous final maps.

34. This subdivision is a major land division and must be filed as a Final Tract Map. No waiver is allowed.

35. Within five days of the tentative map approval date, remit processing fees (currently $875) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the Public Resources Code and section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested, or operative until the fee is paid.

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

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

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

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

    The cost for collection and duplication of records and other related documents will be paid by the subdivider according to Section 2.170.010 of the County Code.

38. Within 30 days of the approval of the tentative map, as provided in the Mitigation Monitoring Program, deposit the sum of $3,000 with the Department of Regional Planning to defray the cost of reviewing the subdivider's reports and verifying compliance with information contained in the reports required by the Mitigation Monitoring Plan.

39. Except as expressly modified herein above, this approval is subject to all those conditions set forth in the attached Mitigation Monitoring Program and the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Department of Public Works, Fire Department, Department of Parks and Recreation, and Department of Health Services.

MITIGATION MONITORING PROGRAM

SPRING CANYON PROJECT

VESTING TENTATIVE TRACT MAP:	**48086**
COUNTY CASE NUMBER:	**96-044**
GENERAL PLAN AMENDMENT:	**96-044**
CONDITIONAL USE PERMIT:	**96-044**
ZONE CHANGE:	**96-044**
OAK TREE PERMIT:	**96-044**
STATE CLEARINGHOUSE NUMBER:	**97031043**

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

JULY 8, 2003

MITIGATION MONITORING PROGRAM

SPRING CANYON PROJECT

PREPARED FOR
COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

OWNER/APPLICANT
VALLEY CANYON PARTNERS, LLC
23622 CALABASAS ROAD, SUITE 200
CALABASAS, CA 91302

JULY 8, 2003

LDC
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Spring Canyon Mitigation Monitoring Program..... 1

I. INTRODUCTION

A mitigation monitoring program for the Spring Canyon Project (V.T.T.M. 48086) follows. In order to demonstrate that compliance with the mitigation measures is feasible during and after project implementation, the following matrix outlines Mitigation Measure(s), Party Responsible for Mitigation, Monitoring Action, Party Responsible for Monitoring, and Monitoring Implementation.

The mitigation measures contained herein have been revised, where necessary, from those in the text of the Draft Environmental Impact Report in response to further project review and comments received during public circulation and the public hearing process.

The Mitigation Monitoring Program is proposed pursuant to the provisions of Section 21081.6 of the California Public Resources Code.

Mitigation Monitoring Program

Monitoring of specific mitigation measures has been appropriately assigned to specific agencies and/or entities relative to their particular area of expertise. Many of these monitoring actions are already included in the existing County review process, however, others require additional oversight to ensure compliance with any specially adopted conditions of approval.

The Los Angeles County Department of Regional Planning (LACDRP) is the appropriate agency to serve as the Lead Monitoring Agency with respect to the Conditional Use Permit, having broad oversight in regard to applicant compliance and the effective performance of identified sub-monitoring agencies as a condition of project approval.

LACDRP will require sequential reports by the applicant affirming compliance with sub-monitoring Agencies. In addition, the applicant may be required to retain an independent environmental consultant throughout an appropriately designated time frame so as to ensure mitigation compliance, timely preparation of reports, and to assist LACDRP in their role as Lead Monitoring Agency. An appropriate funding mechanism will also be required as a condition of project approval.

Consequences of non-compliance may include, but not be limited to, revocation actions, DA referrals and other appropriate actions, in the event that such action is required.

The following acronyms are used in the mitigation monitoring plan:

ACOE	United States Army Corps of Engineers
CC&R	Covenants, Conditions and Restrictions
CDFG	California Department of Fish & Game
CRWQCB	California Regional Water Quality Control Board
DHS	Drainage & Hydrology Section
GSD	Geology & Soils Division
HOA	Home Owners Association
LACDPR	Los Angeles County Department of Parks & Recreation
LACDPW	Los Angeles County Department of Public Works
LACDRP	Los Angeles County Department of Regional Planning
LACFD	Los Angeles County Fire Department
LACFFW	Los Angeles County Forester & Fire Warden
LACPL	Los Angeles County Public Library
LACS	Los Angeles County Sheriff Department
LACSD	County of Los Angeles Sanitation Districts
LACTLD	County of Los Angeles Traffic & Lighting Division
N/A	Not Applicable
SCAQMD	South Coast Air Quality Management District
SSSD	Sulphur Springs School District
WHUSD	William S. Hart Union High School District

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM

Mitigation Measure	*Party Responsible for Mitigation*	*Monitoring Action*	*Party Responsible for Monitoring*	*Monitoring Implementation*
GEOTECHNICAL				
The following project-specific (PS) mitigation measures shall be implemented prior to project development. Implementation of all of the mitigation measures listed below along with the standard engineering measures included in the final geotechnical report, in addition to the standard requirements set forth by the County of Los Angeles and the Uniform Building Code (listed in the Geotechnical Report in Appendix F), will reduce any potentially significant geologic impacts to a level that is less than significant.				
• (PS) As necessary, the west-facing slopes below the proposed water tank(s) shall be stabilized by means of buttress fills in order to mitigate for existing unsupported bedding planes.	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW	Prior to grading plan approval
• (PS) Mitigation for the eight (8) landslides and/or slumps mapped within the limits of proposed development on the site shall include, at minimum, the following: • landslides in the interior of the area to be developed shall be mitigated by removal and replacement with compacted fill. Specific recommendations shall	Project Applicant; Grading contractor; Project geologist Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan Review and approval of grading plan	LACDPW LACDPW	Prior to grading plan approval Prior to grading; during and post-development inspections

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
be prepared during the preliminary and grading plan review stages of the project; • landslides that have the potential to fail into debris basins shall be mitigated by means of toe stabilization or buttressing; • landslides that exist on slopes subjacent to proposed development shall be mitigated with shear keys or buttresses; • landslides located outside the limits of proposed development need not be stabilized, but shall be placed in "Restricted Use Areas" prior to Tract Map recordation.				
• (PS) In order for the subdrain system to outlet in Spring and Tapie Canyons, the southern portion of the subdrain shall be placed within compacted fill. Concrete headwalls shall be required at the transition from perforated to non-perforated pipe and shall be utilized as directed in the field.	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW	Prior to grading; during and post-development inspections
• (PS) Existing artificial fills occur within the existing gas line easement, dirt roads and as part of the down-slope north embankment of Valley Canyon Road. Agency(ies) governing the improvements on Valley Canyon Road	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW & The Gas Company	Prior to grading; during and post-development inspections

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
shall be contacted to obtain information as to the time and standards under which the fill was constructed. Where removals and/or standards used during previous construction do not meet present standards and/or requirements, setbacks and/or deepened foundations shall be required where removals are restricted by offsite improvements.				
• (PS) The Gas Company shall be contacted to verify that the added surcharge fill will not detrimentally affect the buried line. Further information shall be obtained relative to Gas Company requirements for working (i.e., cleanouts, fill placement equipment loading/ crossing, etc) on/or near the gas line. Upon direction from the Gas Company, the gas line shall be spanned with a small bridge structure.	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW & The Gas Company	Prior to grading; during and post-development inspections
• (PS) All future grading and/or exploration near Highway 14 shall require coordination with the State of California Department of Transportation (Caltrans).	Project Applicant; Grading contractor; Project geologist	Review and approval of grading plan	LACDPW & CALTRANS	Prior to grading; during and post-development inspections
FLOOD HAZARD				
Implementation of all of the following standard (S) and project specific (PS)				

Spring Canyon Project – V.T.T.M. 48086

MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
mitigation measures will reduce the potential for flood hazard impacts to a less than significant level.				
• (S) All drainage improvements will conform to the Drainage Concept Plan submitted to and approved by the Los Angeles County Department of Public Works. All proposed onsite drainage facilities are subject, in their final design, to the standards and specifications set forth by the County Department of Public Works and will be reviewed in detained during the storm drain permitting process.	Project Applicant; Project engineer; Grading contractor	Approval of drainage concept	LACDPW-Drainage & Hydrology Section	Prior to recordation of final map; during and post construction inspections
• (S) Implement County-approved onsite drainage improvements of inlet/outlet structures and storm drains.	Project Applicant; Project engineer; Grading contractor	Approval of drainage concept	LACDPW-Drainage & Hydrology Section	Prior to recordation of final map; during and post construction inspections
• (S) Landscape and maintain proposed cut and fill slopes with drought-tolerant vegetation to reduce potential increases in runoff and erosion.	Project Applicant; Landscape contractor; Project occupants	Approval of landscape plan; onsite inspections	LACDRP; LACDPW; LACFD	Prior to grading permit approval; during and post construction inspections
• (S) Elevate all building pads above the Q_{50} storm flow level.	Project Applicant; Project engineer; Grading contractor	Approval of drainage concept; issuance of grading permit; issuance of construction permits for improvements	LACDPW-Drainage & Hydrology Section	Prior to issuance of grading permit
• (S) Obtain necessary permits from the United States Army Corps of Engineers	Project Applicant	Condition of project approval	CRWQCB, ACOE, CDFG, LACDPW	Prior to issuance of grading permit

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MITIGATION MONITORING PROGRAM

Mitigation Measure	*Party Responsible for Mitigation*	*Monitoring Action*	*Party Responsible for Monitoring*	*Monitoring Implementation*
(ACOE) and the California Department of Fish and Game (CDFG) for alteration of existing natural drainage courses prior to grading permit issuance.				
• (S) In order to reduce erosion in the adjacent natural drainage courses, energy dissipation devices at the outlets of the proposed storm drain systems will be considered.	Project Applicant; project engineer	Condition of project approval	LACDPW-Drainage & Hydrology Section	Prior to recordation of final map; during and post-construction inspections
• (S) The applicant shall comply with all applicable National Pollutant Discharge Elimination System (NPDES) and Storm Water Pollution Prevention Plan (SWPPP) procedure will be followed in the design of the project and during construction, utilizing Best Management Practices as required by the Clean Water Act.	Project Applicant	Condition of project approval	CRWQCB & LACDPW	Prior to issuance of grading permit
• (S) The applicant shall comply with all SUSMP requirements, including the post construction, permanent BMPs approved as part of the Drainage Concept.	Project Applicant	Review and approval of Drainage Concept; Approval of final grading compliance form	LACDPW	Prior to issuance of grading permit
FIRE HAZARD & PROTECTIVE SERVICES				
Development shall comply with the following mitigation requirements of the Los Angeles County Fire Department. Implementation of				

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
all of the following project-specific (PS) and standard (S) mitigation measures will reduce the potential project-related impacts to a less than significant level.				
• (PS) The project shall include a graded, future fire station lot.	Project Applicant	Review and approval of grading plan	LACDPW	Prior to grading permit approval
• (PS) The land value of the future fire station lot shall be assessed prior to building permits being issued.	Project Applicant	Review and approval of building plans	LACDPW & LACFD	Prior to issuance of building permit
• (S) The applicant shall comply with all applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows and brush clearance.	Project Applicant; Architect; Building contractor	Issuance of building permit	LACDPW; LACFD	Prior to issuance of building permit; post-development inspections
• (S) All roads shall be designed per County of Los Angeles standards for fire safety (Subdivision Code, Title 21, Chapter 24).	Project Applicant; Project engineer	Approval of road improvement plans	LACDPW; LACFD	Prior to recordation of final map; post-development inspections
• (S) Preliminary review by the County of Los Angeles Fire Department to determine required Fuel Modification zones and notarized maintenance of off-site agreements, if any, must be completed prior to the issuance of a grading permit.	Project Applicant; Landscape contractor; Building contractor	Issuance of grading permit	LACDPW, LACFFW	Prior to issuance of grading & building permits; post-development inspections
• (S) No combustible material, including	Project Applicant; Building contractor	Issuance of building permit	LACDPW; LACFFW	Prior to issuance of building permit; post-

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Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
framing material, will be allowed on site until the final fuel modification plan is approved, and initial thinning and clearing are completed.				development inspections
• (S) All requirements of the Fuel Modification Plan, approved by the County of the Los Angeles, must be completed prior to building permit approval.	Project Applicant	Issuance of occupancy permit	LACDPW; LACFFW	Prior to issuance of building permit
• (S) Fire department-approved street signs and building address numbers shall be provided prior to occupancy.	Project Applicant; Project engineer	Issuance of occupancy permit	LACDPW; LACFD	Prior to issuance of occupancy approval
• (S) Private driveways shall be indicated on the final map as "FIRE LANES" and shall be maintained in accordance with the Los Angeles County Fire Code Section 10.207 (Common Drives).	Project Applicant; Project engineer	Issuance of building permit	LACDPW, LACFD	Prior to issuance of building permit
• (S) A retaining wall shall be installed as required where grading of natural slopes abuts the hydrant to assure adequate access to the hydrant.	Project Applicant; Project engineer; Building contractor	Issuance of building permit	LACDPW, LACFD	Prior to issuance of building permit
• (S) Where possible, landscaping materials shall include drought-tolerant, low-water-use vegetation with a low fuel potential to reduce fire hazards.	Project Applicant; Landscape architect	Issuance of grading permit; approval of landscape plan; onsite inspection; Approval of Final Fuel Modification Plan	LACDPW; LACFFW; LACDRP	Prior to issuance of grading permit; during and post-construction inspections

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
NOISE				
In order to comply with the requirements of the California Noise Insulation Standards (Title 24), as well as standards for exterior noise as found in Title 24, Part 51 of the Code of Regulations, the following mitigation measures will be implemented. All but two of the mitigation measures listed below are standard for all development projects in the County of Los Angeles.				
• (S) Restriction of grading and construction activities to between 7a.m. and 7p.m. on weekdays and 8a.m. to 5p.m. on Saturdays. No work should be done on Sundays or holidays except for emergency conditions.	Project Applicant; Project architect; Building contractor	Approval of building plans; post-development inspection	LACDRP, LACDPW Department of Building & Safety	Prior to issuance of grading permit; during and post-construction inspections; prior to issuance of certificate of occupancy
• (S) All construction and grading equipment should be checked for proper maintenance. All vehicles and compressors should use exhaust mufflers, and engine enclosure covers as designed by the manufacturer should be in place at all times.	Project Applicant; Construction superintendent	On-site inspection	LACDPW	During construction
• (S) Subcontractors will comply with the appropriate sections of the Building Ordinance and the Noise Ordinance.	Project Applicant; Building contractor; Construction superintendent	On-site inspection	LACDRP	During construction

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (PS) Lots 505 – 521 and Lot 533 are not shielded by hills adjacent to the freeway as the other lots are. It is recommended that a 6' high solid wall be built along the property line adjacent to the freeway on these lots.	Project Applicant; Building contractor; Construction superintendent	On-site inspection	LACDRP, DHS; LACDPW	Prior to construction
• (PS) Even though it is not required to comply with the California Noise Insulation Standards, all windows and glass doors facing the freeway on Lots 505 – 521 and Lot 533 shall be glazed with STC 32 glazing.	Project Applicant; Project architect; Building contractor	Approval of building plans; post-development inspection	LACDPW, DHS	Prior to issuance of building permit; during and post-construction inspections; prior to issuance of certificate of occupancy
AIR QUALITY				
The following measures could be feasibly implemented during the construction phases of development to further decrease project-related emissions.				
• (S) Develop and implement a construction management plan that includes the following measures recommended by the SCAQMD, or equivalently effective measures approved by the SCAQMD:	Project Applicant	Approval of grading plans	LACDPW	Prior to issuance of grading permit
• Configure construction parking to minimize traffic interference.	Construction superintendent	On-site inspection	LACDPW	During site preparation

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag person).	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
• Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the degree practicable.	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
• Re-route construction trucks away from congested streets.	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
• Consolidate truck deliveries when possible.	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
• Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.	Project Applicant and Construction superintendent	On-site inspection	LACDPW	During site preparation
• Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturer's specifications and per SCAQMD rules, to minimize exhaust emissions.	Construction superintendent	On-site inspection	SCAQMD	During site preparation

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	*Party Responsible for Mitigation*	*Monitoring Action*	*Party Responsible for Monitoring*	*Monitoring Implementation*
• Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at 800/242-4022 for daily forecasts.	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
• Use electricity from power poles rather than temporary diesel- or gasoline-powered generators.	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
• Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices.	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
• Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices.	Project Applicant and Construction superintendent	On-site inspection	SCAQMD	During site preparation
• (S) Fugitive dust emissions shall be controlled by regular watering or other dust preventative measures as identified by the SCAQMD Rule 403.	Construction superintendent	On-site inspection	SCAQMD	During site preparation
The following measures could feasibly be implemented by the proposed project to reduce the impacts of operation-related emissions.				

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
Stationary Sources: • Utilize solar or low emission water heaters in residential uses to reduce natural gas consumption and emissions.	Project Applicant; Architect	On-site inspection	SCAQMD	Prior to issuance of certificate of occupancy
• Residential uses are to utilize built-in energy-efficient appliances to reduce energy consumption and emissions.	Project Applicant; Architect	On-site inspection	SCAQMD	Prior to issuance of certificate of occupancy
• Provide shade trees in residential subdivisions to reduce building heating/cooling needs.	Project Applicant; Architect; Landscape architect	Approval of buildings and landscaping plans	SCAQMD, LACDRP and LACDPW	Prior to issuance of grading permits
• Residential uses are to utilize energy-efficient and automated controls for air conditioners to reduce energy consumption and emissions.	Project Applicant; Architect	Approval of building and landscaping plans	SCAQMD and LACDPW	Prior to issuance of building permits
• Install special sunlight-filtering window coatings or double-paned windows in residential uses to reduce thermal gain or loss.	Project Applicant; Architect	Approval of building and landscaping plans	SCAQMD and LACDPW	Prior to issuance of building permits
• Utilize automatic lighting on/off controls and energy-efficient lighting in new residential construction (including street lighting and parking areas) to reduce electricity consumption and associated emissions.	Project Applicant; Architect	Inspection prior to certificate of occupancy	LACDPW	Prior to issuance of occupancy permits

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• Use light-colored roofing materials in new residential construction as opposed to dark roofing materials. These materials would reflect, rather than absorb, sunlight and minimize heat gains in buildings. This measure would lessen the overall demand for mechanical air conditioning systems.	Project Applicant; Architect	Inspection prior to certificated of occupancy	SCAQMD	Prior to issuance of building permit
Mobile Sources: • Construct bus stops at locations to be determined in coordination with the bus transit service provider that will serve the project area.	Project Applicant; Project Engineer	Condition of project	LACDPW; County of Los Angeles Traffic & Lighting Division	Prior to issuance of building permit
• Synchronize and/or install traffic signals on streets impacted by project.	Project Applicant; Project Engineer	Condition of project	LACDPW; County of Los Angeles Traffic & Lighting Division	Prior to issuance of building permit
BIOLOGICAL RESOURCES				
Implementation of all of the following mitigation measures will reduce the impacts anticipated from project development, but not to a level that is less than significant. Some of the mitigation measures are standard (S) and others are project specific (PS).				

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (PS) Open Space Lot Nos. 547 and 548 shall be deed restricted from future development, and managed as natural reserves for the life of the project. (The applicant is currently researching the possibility of deeding the open spaces to a conservation agency for management.)	Project Applicant	Review and approval of final map	LACDRP	Condition of final map recordation
• (PS) The applicant shall develop an Open Space Management Plan that shall be prepared by a qualified biologist and reviewed by LACDRP prior to issuance of grading permits. The plan shall be incorporated into the CC&R's for the tract, and shall contain the following elements: Goals/Objectives; Permitted/Prohibited Uses; Biological Monitoring Protocols/Reports; Sensitive Species/Habitats Management; Exotic Plant/Animal Management; Habitat Restoration including California Junipers; Plan Implementation Schedule; Responsible Parties; Funding: Enforcement/Penalties; Trespass Remediation; Contingencies; and Plan Update Requirements.	Project Applicant; Project Biologist	Condition of Approval	LACDRP and LACDPW	Prior to issuance of grading permits and condition of final map recordation
• (PS) Prior to project grading, the site shall be surveyed (during April-May, as the species is most evident at this time) to locate all impacted individuals of	Project Applicant; Project Biologist	Condition of Approval	LACDRP and LACDPW	Prior to issuance of grubbing and/or grading permit

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Mitigation Measure	*Party Responsible for Mitigation*	*Monitoring Action*	*Party Responsible for Monitoring*	*Monitoring Implementation*
slender mariposa lily (Calochortus clavatus gracilis). These individuals shall be physically flagged for salvage during mid-summer, after the fruits have matured, at which time seeds shall be harvested for propagation or scattering to new, suitable locations.				
• (PS) A mitigation plan for the wildlife "corridor" shall be developed, reviewed and approved by the Department of Regional Planning prior to issuance of the final grading permit for the project. The mitigation plan will provide a detailed method for the implementation of the mitigation measures outlined in the biological resources section, including, but not limited to the items (a-m) listed below.	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Prior to issuance of grading permit
• a) (PS) The mitigation for the loss of access to the culvert at the terminus of Tapie Canyon shall be the improvement of the underpass at Stonecrest Road. At present, wildlife must either share the asphalt road with vehicles or traverse the steep dirt banks. The proposed improvement is the construction of a separate trail (walkway) adjacent to the road, which would be used by wildlife, equestrians, and pedestrians. To increase the	Project Applicant; Project Biologist	Review and approval	LACDRP	Field inspection prior to recordation of final map

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Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
walkway's value to wildlife, it shall be located on the opposite side of the road from the bridge support columns. The trail bed shall consist of natural materials such as decomposed granite or mulch, and the trail shall be 8-feet wide.				
• b) (PS) Natural habitat connectivity shall be maintained from Spring Canyon to the underpass, including removal of the paved portion of the road that now leads from the underpass easterly toward Spring Canyon (existing Valley Canyon Road). The trail from the underpass shall be continued into Spring Canyon along the route of the existing road, and native vegetation shall be planted on either side of the trail.	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Field inspection prior to recordation of final map
• c) (PS) In order to maintain a higher level of connectivity through the project site, the applicant is offering the following additional measures to provide for the continued use of the existing ±10 high concrete culvert at the southwest corner of the property in Open Space Lot 546: 1) At the southwest corner of the project site, a 60-inch concrete pipe will be placed under proposed Valley Canyon Road. This pipe would act as an underpass for wildlife use, eliminating the obstacle of crossing Valley Canyon	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Field inspection prior to recordation of final map

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Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
Road to get to the existing ±10-foot culvert that goes under the 14 Freeway. 2) On Lots 8, 9, 12 and 13, the grading for the pads and the rear lot lines will be pulled back 20 feet from the property boundary. This will facilitate an on-site connection to the above-referenced 60" pipe under crossing and beyond to the existing ±10 foot culvert under the freeway. 3) In addition to the above-referenced 60" pipe connection to the existing ±10 foot high culvert, the applicant proposes to add a 12-foot wide, landscaped parkway on the south side of proposed Valley Canyon Road that will extend from the Spring Canyon Road underpass to Open Space Lot 546. In order to facilitate wildlife movement along this route, the parkway would include a natural substrate and native landscaping to reduce the perceived threat from vehicle traffic.				
• d) (PS) The Present plan shows encroachment into the stream course and a substantial narrowing of the existing corridor in the vicinity of lots 400 –403. The encroachment into the streamcourse shall be eliminated and	Project Applicant; Project Biologist	Review and approval of project biologist's mitigation plan	LACDRP	Prior to issuance of grading permit

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Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
the available corridor width will be increased in this area. Reconfiguration of the project in this area may result in the reduction of the total number of developable lots on the project site. Approximately nine acres of the south and west facing slopes of Spring Canyon will require substantial reconstruction for conformance with slope compaction standards.				
• e) (PS) An aggressive revegetation plan will be developed for the project. The plan will detail the species utilized in the revegetation effort, planting methods, and the placement of the plants. The plan will also provide instruction for the relocation of the holly-leaf cherry trees that will be salvaged from other portions of the site.	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
• f) (PS) Only locally native species shall be used in the landscaping of the slopes of Spring Canyon. Any other landscaping on these slopes with non-native species shall be prohibited through the CC&R's. The north- and west-facing slopes shall be in preserved open space and should not be landscaped.	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
• g) (PS) A low wall, approximately 3 feet in height, shall be placed at the	Project Applicant; Grading contractor; Construction	Review and approval of landscape plan and building	LACDRP and LACDPW	Prior to issuance of building permit

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Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
brow of the slope (at the edge of the graded pad) on all lots adjacent to preserved open space areas. This wall will be the delineator between the native-only landscaping areas and the customary garden landscaping allowed in the pad areas. This wall will also provide a portion of the fire protection required by county ordinance.	contractor	plans		
• h) (PS) The south- and east-facing slopes of Spring Canyon are located within designated private lots. Deed restrictions shall be placed on the slope areas within these lots so that no fencing will be constructed down the sides of the slopes. Fencing on top of the barrier walls will be limited to relatively unobtrusive ironwork, or similar material.	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit
• i) Approximately nine acres of the south and west facing slopes of Spring Canyon will require substantial reconstruction for conformance with slope compaction standards. The topsoil on these slopes will be salvaged and replaced on the slopes following reconstruction.	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit
• j) The toe of the reconstructed slope will be located at the same place as the present toe of slope. It is recognized	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit

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Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
that construction will alter the existing stream bank and channel during construction. The contours of the stream course will be restored to their present condition. The recontoured slopes will be revegetated as described above.				
• k) Where feasible, the holly-leaved cherry trees located in the bottom of Tapie Canyon shall be relocated to the bottom of Spring Canyon.	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
• l) Replacement scrub oaks shall be planted in appropriate on-site locations within the dedicated open spaces of Tapie and/or Spring Canyon. The replacement ratio for the impact of removing four (4) trees (# 49, #246, #251, #252) shall be a minimum of 2:1, or in compliance with the replacement ratio mandated by the County Forester.	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit
• m) Prior to grading activities in Tapie and lower Spring Canyon, scale broom and buckwheat seed heads shall be gathered and stored for seed dispersal (or directly dispersed) within Spring Canyon. Seeds of Yerba Santa (Eriodictyon crassifolium) shall also be dispersed in Spring Canyon to compliment the alluvial scrub replacement.	Project Applicant; Project Botanist/biologist; Landscape architect	Review and approval of revegetation plan and landscape plan	LACDRP	Prior to issuance of grading permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (PS) Fuel modification zones shall be restrict to the minimum distance required by the Los Angeles County Fire Department through the project's CC&R's.	Project Applicant; Grading contractor; Construction contractor	Review and approval of landscape plan and building plans	LACDRP and LACDPW	Prior to issuance of building permit
• (PS) With the Department of Public Works approval, the potentially adverse effects of night lighting on surrounding open space areas shall be mitigated by the following measures: (1) Use street lighting only at intersections; (2) Use low-intensity street lamps; (3) Use low elevation lighting poles; (4) Direct light away from open space areas by using internally silvered globes or external opaque reflectors; and (5) eliminate the use or arc lighting adjacent to open space areas by restricting private sources of illumination around homes.	Project Applicant; Building contractor; Project engineer	Review and approval of street lighting plan	LACDPW	Prior to recordation of final map; Post development inspections.
• (PS) Lighting of the street under the freeway shall be directed at the road. Illumination of the pedestrian sidewalk on the west side of the underpass shall be in compliance with the County's requirements. Lighting of the equestrian/wildlife trail on the east side of the underpass shall be minimal, if at all, in compliance with County standards.	Project Applicant; Building contractor; Project engineer	Review and approval of street lighting plan	LACDPW	Prior to recordation of final map; Post development inspections

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Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (PS) All on-site open space areas shall be buffered in such a manner as to discourage additional encroachment by the new human inhabitants. Deed restrictions regulating the use of off-road vehicles shall be developed to protect the open space from potentially adverse uses.	Project Applicant	Review and approval of final map	LACDRP	Condition of final map recordation
• (PS) Any proposed hiking and riding trails shall have specified access points and shall be converted to interpretive trails. Signposts shall be incorporated on the trail to educate users about the species to be observed, their value to a balanced ecology, and the importance of riparian habitats and habitat linkages.	Project Applicant	Review and approval of final map	LACDRP	Condition of final map recordation
• (PS) A Fuel Modification Plan shall be developed in consultation with the LACFD. Brush clearance shall be limited to the minimum extent possible.	Project Applicant	Review and approval of the final fuel modification plan; Approval of CC&R's; Routine onsite inspections to ensure continued compliance with restrictions	LACDRP, LACFD	Prior issuance of grading permit; CC&R enforcement; annual fire inspections.
• (PS) Approved non-native groundcovers and low shrubs will be allowed only in the Setback and Irrigation Zones (Zones A and B per LACFD Guidelines). Non-natives shall not be used in the Thinning and	Project Applicant	Review and approval of the final fuel modification plan; Approval of CC&R's; Routine onsite inspections to ensure continued compliance with restrictions	LACDRP, LACFD	Prior issuance of grading permit; CC&R enforcement; annual fire inspections.

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Mitigation Measure	Party Responsible for Mitigation	Monitoring Action	Party Responsible for Monitoring	Monitoring Implementation
Interface Zones (Zones C and D).				
• (PS) Owners of residences and visitors shall be notified by on-site signage and by language included in CC&R's that access to Open Space Lots 547 and 548 is prohibited, except along approved trails, if any, and via designated access points. See the biological resources section for additional restrictions.	Project Applicant	Review and approval of final map	LACDRP	Condition of final map recordation
• (PS) All development landscaping shall be planted with non-invasive plant species, preferably species native to the area. Exotic plant species listed by the California Exotic Plant Pest Council as noxious weeds shall be prohibited in all landscaping. Control of exotic plants shall be addressed in the Open Space Management Plan called for above, and implemented per the specifications to be included therein.	Project Applicant; Landscape architect	Review and approval of landscape plans	LACDRP, LACDPW and LACFD	Prior to issuance of grading permit
• (PS) Owners of residences in the development shall be informed that dogs and cats are not allowed in open space areas. Signs shall be erected at designated access points to open space lots prohibiting pets from entering, leashed or not.	Project Applicant & Conservation District to be created by the applicant	Buyers will receive information in Escrow package	LACDRP & Conservation District	Confirm that Conservation District is in place; Record CC&R prior to Final Map Approval

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (PS) Loss of pets to native predators is likely, unless pets are contained on their owners' property. Trapping, shooting, or poisoning of native predators such as coyotes or bobcats shall be prohibited except by duly authorized state or county fish and game or animal control officers.	Project Applicant & Conservation District to be created by the applicant	Buyers will receive information in Escrow package	LACDRP & Conservation District	Confirm that Conservation District is in place; Record CC&R prior to Final Map Approval
• (PS) Stormwater runoff shall be filtered, where feasible, through appropriate oil and grease traps, installed at discharge points along the streets.	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during construction
• (PS) Stormwater discharge shall go through bio-filters, installed where feasible, to breakdown pesticides and minimize their flow into natural watercourses.	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during construction
• (PS) Common areas shall be treated only with "least toxic" pesticides (e.g. pyrethrum, neem extract), short-lived herbicides (e.g. Roundup), and low concentrations of fertilizers.	Project Applicant & Conservation District to be created by the applicant	Buyers will receive information in Escrow package	LACDRP & Conservation District	Confirm that Conservation District is in place; Record CC&R prior to Final Map Approval
• (S) A California Department of Fish and Game Agreement (1603 Agreement), a Regional Water Quality Control Board Certification (401Cert.) and a US Army Corps of Engineer 404 Permit may be required.	Project Applicant	Condition of project approval	ACOE/CDFE/RWQCB, LACDRP and LACDPW	Prior to issuance of grading permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
CULTURAL RESOURCES				
The following project-specific (PS) and standard (S) mitigation measures shall be implemented to reduce the project-related individual and cumulative impacts to a level that is less than significant.				
• (PS) Archaeological monitoring shall be required during grading or other project related ground alteration activities in areas of *Shadow Pines 2-5.*	Project Applicant; Project Archaeologist	Applicant shall retain an archaeologist for onsite inspection and submit monitoring report to LACDRP	LACDRP	Prior to issuance of grading permit; during grading operations
• (PS) *Shadow Pines 1* is a potentially significant resource and shall be avoided. If avoidance is not feasible, a Phase II testing program to determine the nature, extent, and significance of the site shall be undertaken. All investigations of *Shadow Pines 1* shall be conducted in accordance with CEQA guidelines.	Project Applicant; Project Archaeologist	Applicant shall submit archaeologist's survey and report to LACDRP	LACDRP	Prior to issuance of grading permit; during grading operations
• (S) In the event that cultural resources (as identified by the onsite archaeologist) are encountered during grading, such activity in the affected area(s) shall cease and the appropriate local archaeological agency (UCLA Archaeological Survey) shall be notified immediately. Grading activity in the affected area(s) will continue only after	Project Applicant; Project Archaeologist	Construction monitoring	Project archaeologist; LACDPW	During grading operations

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	*Party Responsible for Mitigation*	*Monitoring Action*	*Party Responsible for Monitoring*	*Monitoring Implementation*
the cultural resources are properly assessed and subsequent recommendations are executed as determined by an archaeologist onsite.				
• (S) In accordance with *CEQA Guidelines*, Appendix K-VIII and California Public Resources Code Section 5097.98, in the event of discovery or recognition of human remains, all development in the affected area(s) will cease immediately, and a Native American Indian advisor for the local Indian tribe, along with the Native American Heritage Commission, and other appropriate agencies will be contacted. The area(s) shall remain restricted until the human remains are legally and ethically dealt with by the appropriate authorities.	Project Applicant; Project Archaeologist	Construction monitoring	Project archaeologist; LACDPW	During grading operations
VISUAL QUALITIES				
With the proximity of the proposed project to the freeway, landscaping, architectural design, and structure placement represent the best available means to minimize visual effects associated with the proposed residential uses. As such, the following standard (S) and project-specific (PS) mitigations are required to reduce the potential individual and cumulative visual				

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
impacts associated with the proposed project. However, visual impacts may remain significant after mitigation.				
• (S) Manufactured slopes shall be landscaped with native and /or County-approved non-invasive plants that would most closely match natural vegetation in stature, color, and texture, as feasible under the Fuel Modification Guidelines.	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of Final Map
• (S) Taller shrubs and trees should be planted in naturally appearing patterns near downslope edges of pads to conceal and disguise the geometrical shapes of manufactured slopes.	Project Applicant; Landscape architect	Review and approval of landscaping plans	LACDPW	Prior to recordation of Final Map
• (PS) Residential structures of lots located atop the highest manufactured slopes, with freeway-oriented rear yards, (lots 483-486, and lots 507-521) shall be sited with minimum front yard setbacks to maximize setbacks from the backyard edges of pads to lessen potential visibility of structure walls.	Project engineer	Review and approval of building plans	LACDPW	Prior to issuance of building permit
• (PS) Lots 18, 29, 30, 42, and 43 shall be deed restricted from any major alteration of the natural topography of the main ridgeline beyond the initial graded pad in order to maintain view of	Project Applicant	Approval of CC&R's	LACDPW	Prior to issuance of building permit; CC&R's enforcement

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
that ridge.				
• (PS) Residential structures shall be sited, to the extent feasible, so that the side walls lowest in height and/or which exhibit the least massing effect, are oriented in downhill directions; and that roof slopes mirror as closely as feasible the prevailing slope of the prevailing terrain.	Project engineer; Building contractor	Review and approval of building plans	LACDPW	Prior to issuance of building permit
• (S) Natural building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) shall be used on exterior surfaces of all structures, including water tanks, walls, and fences.	Project architect	Review and approval of building plans	LACDPW	Prior to issuance of building permit
• (PS) Understories and retaining walls higher that six (6) feet shall be in tones compatible with the surrounding terrain using textured materials or construction methods which create a textured effect. Native vegetation to screen retaining walls shall be planted, as may be consistent with fire safety.	Project architect; Landscape architect	Review and approval of building plans and landscaping plans	LACDPW and LACFD	Prior to issuance of building permit
• (PS) Project night-lighting for streets, parkways, pedestrian walkways, and other public use areas shall be hooded, directed, and/or of limited heights to minimize night-time light spill-over	Project Engineer	Review and approval of building plans	LACDPW	Prior to issuance if building permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
effects, while meeting public safety concerns.				
• (PS) Lighting planned for the proposed park near the Spring Canyon road freeway underpass shall be limited to low, directed, and/or hooded lighting of parking areas, activity areas, and walkways sufficient for maintaining security of facilities and assurance of public safety. Tall lighting standards designed to permit night-time group use of park facilities, which could result in glare to the freeway shall not be permitted.	Project Engineer	Review and approval of building plans	LACDPW	Prior to issuance if building permit
TRAFFIC & ACCESS				
Implementation of the following mitigation measures will reduce the project individual and cumulative impacts to a less than significant level. Mitigation Measures for Project Impacts-County of Los Angeles:				
Soledad Canyon Road and State Route 14 Westbound Ramps • The project developer shall install a traffic signal at this location. The project should be given a credit against fees	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
paid to the "District" within which this signal has previously been identified.				
Soledad Canyon Road and State Route 14 Eastbound Ramps • The project developer shall install a traffic signal at this location. The project should be given a credit against fees paid to the "District" within which this signal has previously been identified.	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map
Soledad Canyon Road and Spring Canyon Road: • The project applicant proposes to install a new traffic signal and widen the intersection to provide an eastbound left turn lane and through lane and a westbound right turn lane and through lane. The extent of widening will provide for sight distance along Soledad Canyon Road for a 60 mph design speed.	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map
Soledad Canyon Road (SR-14 to Spring Canyon Road): • In order to fully mitigate the project traffic impacts on this roadway segment, Soledad Canyon Road shall be widened to accommodate a total of	Project Applicant	Improvements must be completed prior to recordation of the final map	LACDPW	Prior to recordation of final map

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
three lanes. A three-lane section of roadway should include one lane in each direction plus a center passing lane that could serve both westbound (in the A.M.) and eastbound (in the P.M.) traffic. This three-lane section has been reviewed and approved by the County as a full-mitigation measure for that segment of Soledad Canyon Road between SR-14 and Spring Canyon Road which is physically restricted due to terrain.				
Mitigation Measures for Cumulative Impacts - County of Los Angeles: *Soledad Canyon Road and State Route 14 Eastbound On-Off Ramps* • The mitigation measure for this location is the restriping within the existing intersection to provide two northbound through lanes in lieu of the single northbound through lane that currently exists. These two lanes shall be carried north of the intersection under the freeway bridge to join two northbound lanes which currently exist. This project shall pay a fair share of the costs of this intersection improvement.	Project Applicant	Review and approval of detailed striping plan	LACDPW	Prior to recordation of final map

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
Soledad Canyon Road (East of Spring Canyon Road) • While the project is not considered to have a "measurable" impact on Soledad Canyon Road east of Spring Canyon Road, cumulative impacts are anticipated for the "existing plus ambient plus project plus related projects" condition. The subject project is within the Route 126 Bridge & Thoroughfare Construction Fee District (District), and is thus required to pay a "fair share" fee to the District to help finance necessary improvements, as determined by the County. The proposed project's share of impacts are 3.4% during the A.M. peak hour, and 7.2% during the P.M. peak hour.	Project Applicant	Review and approval of detailed striping plan	LACDPW	Prior to recordation of final map
Mitigation Measures for Project Impacts - City of Santa Clarita: *Soledad Canyon Road and Sand Canyon Road* • The mitigation for this location is identical to the cumulative mitigation measure for this location described below.	Project Applicant	Review and approval of detailed striping plan	LACDPW	Prior to recordation of final map

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
Soledad Canyon Road and State Route 14 Westbound On-Off Ramps East of Sand Canyon Road • The mitigation measure for this location is the installation of dual westbound left turn lanes and protected left turn phasing to replace the current single lane westbound unprotected left turn. This measure shall require removal of the existing bike lane on the north side within the intersection area and restriping within the north barrel of the divided roadway to provide the additional westbound left turn lane while retaining two westbound through lanes.	Project Applicant	Review and approval of detailed striping plan	LACDPW; City of Santa Clarita Transportation & Engineering Services	Prior to recordation of final map
Mitigation Measures for Cumulative Impacts-City of Santa Clarita: *Soledad Canyon Road and Sand Canyon Road* • The mitigation measure for this location is the installation of dual northbound left turn lanes in place of the existing single northbound left turn lane. This modification shall involve restriping within the existing roadway on both the	Project Applicant	Review and approval of detailed striping plan	LACDPW & City of Santa Clarita Transit Division	Prior to recordation of final map

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MITIGATION MONITORING PROGRAM

Mitigation Measure	*Party Responsible for Mitigation*	*Monitoring Action*	*Party Responsible for Monitoring*	*Monitoring Implementation*
north and south legs of the intersection. This project shall pay a fair share of the costs of this intersection improvement.				
• A transit bus stop will be provided on Valley Canyon Road to the satisfaction of the Los Angeles County Dept. of Public Works and the local transit provider, as necessary.	Project Applicant; Project engineer	Review and approval of building plans	LACDPW & City of Santa Clarita Transit Division	Prior to recordation of final map
SEWAGE DISPOSAL				
The following standard (S) and project-specific (PS) mitigation measures shall insure that the proposed project's individual and cumulative impacts are less than significant to the Newhall County Water District local sewer system and the County Sanitation District's SCVJSS.				
• (S) The applicant shall pay the appropriate sewage annexation and connection fees to the Los Angeles County Department of Public Works Water Works and Sewer Maintenance Division prior to sewerage service commencement.	Project applicant	Issuance of permits from LACDPW	LACDPW, LACSD	Prior to connection to SCVJSS
• (S) Connection fees shall be paid, as necessary, to the Newhall County Water District for impacts to the local sewer lines that are owned and	Project applicant	Issuance of permits from Newhall County Water District	Newhall County Water District	Prior to connection to SCVJSS

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	*Party Responsible for Mitigation*	*Monitoring Action*	*Party Responsible for Monitoring*	*Monitoring Implementation*
operated by that agency.				
EDUCATION				
The following mitigation measures are required to reduce significant impacts to the Sulphur Springs School District and the William S. Hart Union High School District.				
• (S) The applicant shall pay Senate Bill (SB) 50 school impact to the William S. Hart Union School District. The total amount of the school impact fees shall be determined at the time of payment, prior to issuance of the building permits.	Project applicant	Applicant shall submit proof of payment with final building plan	LACDPW; WHUSD; SSSD	LACDPW shall confirm payment prior to issuance of building permits
• (S) The applicant provide a ±9.0-acre, graded elementary school site immediately adjacent to the project site; or shall pay sufficient school impact fees to the Sulphur Springs School District; whichever is agreed to by the District.	Project applicant	Applicant shall submit proof of payment, or letter from the District regarding the acceptance of the school site with final building plan	LACDPW; WHUSD; SSSD	LACDPW shall confirm payment prior to issuance of building permits
SHERIFF PROTECTION				
The following project specific (PS) mitigation measure will be implemented in order to reduce the project-related potential impacts to a level that is less than significant.				

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (PS) The applicant shall provide space for a Los Angeles County Sheriff's Department sub-station on the L.A. County Fire station lot that is part of the proposed project design, or other mitigation, if required, to the Sheriff Department's satisfaction.	Project Applicant	Condition of project approval	LACDRP	Prior to tract map recordation
WATER SERVICES				
Implementation of the following standard (S) mitigation measure will reduce the project's potential individual and cumulative impacts on water service to a less than significant level.				
• (S) The applicant shall pay connection fees, as necessary, to the satisfaction of the Newhall County Water District. The fees shall be paid prior to water service connection.	Applicant	Submit receipt for connection fees paid to the NCWD	NCWD	Prior to issuance of building permit
• (S) The applicant shall participate in any future funding mechanism, as necessary that is identified and implemented as part of the NCWD Master Water Plan for Pinetree Water System.	Applicant	Submit receipt for connection fees paid to the NCWD	NCWD	Prior to issuance of building permit
• (S) BMP Source Controls – The following BMPs are recommended for the proposed project:	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
- Public education/participation activities that make information available to homeowner groups, associations, and municipalities for further distribution to homeowners and businesses. - Construction runoff control activities, such as: - Scheduling construction activities so that only small portions of the site, rather than the whole site, are denuded at the same time; - Use of sediment basins to capture stormwater runoff. Sediment is removed and disposed of after construction is complete; - Use of silt fences around construction areas; - Stabilization of areas where construction has temporarily ceased for more than 3 weeks. Stabilization can be accomplished using grass seed and straw mulch; - Collecting and storing all waste materials in lidded dumpsters; - Use of portable sanitation facilities that are regularly serviced; and Stabilization of construction ingress and egress points. Use of rumble strips and daily sweeping at access points to limit movement of sediment from the construction area.				construction

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (S) BMP Treatment Controls – The following BMPs are recommended for the proposed project: - Oil/water separators that are designed to remove petroleum compounds and grease. Separators will also remove floating debris and settleable solids. - Biofilters, which are two types: swale and strip. A swale is a vegetated channel that treats concentrated flow. A strip treats sheet flow and is placed parallel to the contributing surface. - Media filtration, which consists of a settling basin followed by a filter. The most common filter medium is sand; some use a peat/sand mixture. - Multiple systems that are a combination of two or more of the preceding controls in a series.	Project Applicant; Project engineer; construction superintendent	Review and approval of SUSMP	LACDPW	Prior to issuance of grading permit; On-site inspection during construction
• (PS) Prior to operation of the landscaped park areas and school playing fields, a Management Plan should be prepared that includes an irrigation plan, water usage plan, and chemical management plan. This plan shall include use of modern irrigation systems, use of slow-release chemicals, and incorporation of water quality-related design features to reduce the potential for herbicides and	On-site park areas - Project Applicant; Project Botanist/biologist; Landscape architect Off-site school site – SSSD	Review and approval of Management plan	On-site park areas – LACDPR & LACDPW Off-site school site – LACDPW	Prior to issuance of occupancy permit

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
fertilizers in storm and irrigation runoff and reduce associated potential effects on open drainages.				
SOLID WASTE				
While the proposed project is not anticipated to have a significant impact on the overall waste-stream, the following standard and project-specific mitigation measures are proposed to insure that project-related impacts remain less than significant.				
• (S) Future residential developments will participate in the waste reduction plans to be implemented by the County in accordance with the ISWMP.	Project occupants	County-wide Implementation of the ISWMP, CC&R's	Waste Management provider (to be determined)	Record a CC & R prior to Final Map Approval
• (S) Removal of hazardous materials or waste from the project site will be conducted by a registered waste hauler.	Future homeowners	CC&R's	County of Los Angeles Department of Health Services	Record a CC & R prior to Final Map Approval
• (S) New residents will be provided information on household hazardous wastes and the county's household hazardous waste "round-up" program. Homeowners will be required to review and sign a statement indicating that they have been informed of the typical hazardous materials associated with residential uses and that they acknowledge that no household	Project applicant; Project occupants	Provide information to project residents prior to close of escrow	County of Los Angeles Department of Health Services	Record a CC & R prior to Final Map Approval

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
hazardous materials will be disposed of for municipal refuse collection.				
• (PS) New residents will be provided with information on recycling through local drop-off and/or buyback centers to be provided in the new homebuyers information package at the time of purchase.	Project Applicant	Provide information to project residents prior to close of escrow	Waste Management provider (to be determined)	Record a CC & R prior to Final Map Approval
• (PS) Where feasible, recycling containers shall be made available on-site during construction of the project for disposal of recyclable construction waste.	Project Applicant; Construction contractor	Site inspection	LACDPW	Site inspection during construction
ENVIRONMENTAL SAFETY				
The proposed project may result in a significant impact related to construction and short-term operational impacts. Cumulative impacts are not significant. The following mitigation measures are required to lessen impacts to a less than significant level.				
• (PS) The applicant shall conduct all construction activities within the easement according to the guidelines and requirements for such activities stipulated by the Southern California Gas Company.	Project Applicant; Construction/Grading contractors	Onsite Inspections	Southern California Gas Company	Onsite inspection during construction and grading

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (S) Weight of heavy construction vehicles used at the project site shall be in compliance with Southern California Gas Company guidelines and requirements for heavy construction vehicles that work in the Southern California Gas Company easement and cross said easement.	Project Applicant; Construction/Grading contractors	Onsite inspections	Southern California Gas Company	Onsite inspection during construction and grading
RECREATION				
Implementation of the following project-standard (S) and project specific (PS) mitigation measure will result in a less than significant impact to recreational resources.				
• (PS) The project shall dedicate approximately 18.0 acres of private parkland (for passive recreation) on-site.	Project Applicant	Verification of payment of fees	LACDP&R	Prior to tract map recordation
• (S) The applicant shall pay Quimby fees in the amount of $149,930.	Project Applicant	Verification of payment of fees	LACDP&R	Prior to tract map recordation
LIBRARY SERVICES				
Implementation of all of the following standard (S) mitigation measures will bring the project-related individual and cumulative library services impacts to a less than significant level.				

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MITIGATION MONITORING PROGRAM				
Mitigation Measure	***Party Responsible for Mitigation***	***Monitoring Action***	***Party Responsible for Monitoring***	***Monitoring Implementation***
• (S) The project proponent will comply with mitigation funding requirements that the County of Los Angeles has adopted in order to mitigate the proposed project's impacts to a level that is less than significant.	Project applicant	Verification of payment of fees	LACDPW; LACPL	Prior to tract map recordation
• (S) The Board of Supervisors has adopted a permanent developer fee of $603.00 for the Santa Clarita Valley. Utilizing this number, total mitigation fees to offset the proposed project's impacts, in terms of space requirements and additional library materials, are estimated at $326,826. The actual fee amount shall be calculated when the applicant pays this fee, prior to building permit issuance.	Project applicant	Verification of payment of fees	LACDPW; LACPL	Prior to tract map recordation

The following reports consisting of 20 pages are the recommendations of the Department of Public Works.

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

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

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

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

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

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

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

- Place standard Landscape Maintenance District notes on the final map to the satisfaction of the Department.

- Furnish this Department's Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.

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

- Remove existing structures prior to final approval.

- A final tract map must be processed through the Director of Public Works prior to being filed with County Recorder.

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

- If the subdivider intends to file multiple final maps, he must so inform the Advisory Agency at the time the tentative map is filed. The boundaries of the unit final maps shall be designed to the satisfaction of the Director of Public Works and the Department of Regional Planning.

- The first unit of this subdivision shall be filed as Tract No. 48086-01, the second unit, Tract No. 48086-02, ... and the last unit, Tract No. 48086.

- A final guarantee will be required at the time of filing of the final map with the County Recorder.

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

- Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of this Department.

- Dedicate vehicular access rights to streets at rear of double frontages lots.

- Comments/Additional Requirements:

  Permission is granted to record for 20-acre parcel map prior to recordation of tract map providing all applicable conditions are met.

HCW/for

Name Randine M. Ruiz Phone (626) 458-4915 Date 04-10-2000

DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION

TRACT NO. 48086 TENTATIVE MAP DATED March 7, 2000

DRAINAGE CONDITIONS

[X] Portions of the existing property lying in and adjacent to the natural drainage courses are subject to flood hazard.

[X] Portions of the existing property are subject to sheet overflow, ponding, and high velocity scouring action.

[X] Comply with the following requirements to the satisfaction of Director of Public Works prior to the filing of the final map:

- [X] Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map.
- [X] Place a note of flood hazard on the final map and delineate the areas subject to flood hazard. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area.
- [X] A hydrology study for design of drainage facilities/delineation of flood hazard is required. Hydrology study shall be approved prior to submittal of improvement plans.

[X] Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course.

[X] Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.

[X] Contact the Corps of Engineers to determine if a 404 Permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. Conditions of this permit must be compatible with Department of Public Works maintenance criteria.

[X] This site is located in Zone "A" per the Federal Flood Insurance Rate Map. The Department of Public Works, Planning Division (626) 458-4322, should be contacted to obtain procedures for revising the flood insurance rate map once the storm drain facilities are constructed. Encroachment into FEMA Zone "A" is not permitted prior to obtaining a Conditional Letter of Map Revision (CLOMR) from FEMA.

[X] A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010 of the Subdivision Ordinance.

[X] Comply with the requirements of the drainage concept/SUSMP approved on June 29, 2000, to the satisfaction of the Department of Public Works.

[X] Comments/Additional Requirements: The storm drain system incorporates water quality BMP's and will require a Drainage Benefit Assessment to be established prior to tract map recordation.

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GRADING CONDITIONS

[X] A grading plan and soils report must be submitted and approved prior to approval of the final map.

- [X] The tentative map shows that proposed slopes will cross lot/parcel lines. For approval of grading plans, these slopes or lot/parcel lines shall be adjusted so that lot/parcel lines are located at the top of the slopes, along the outside edge of the drainage terraces, or at similar locations acceptable for establishment of slope maintenance responsibilities.

[X] A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

Name M. Kajbaf Date 6/29/00 Phone (626) 458-4921
MO KAJBAF

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REVIEWER CALLING HOURS
8-9 a.m. & 3-4 p.m. Mon.-Thurs.

County of Los Angeles Department of Public Works
LAND DEVELOPMENT DIVISION
GEOLOGIC REVIEW SHEET
900 S. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
1 Geologist
__ Soils Engineer
1 LDMA/Proc. Center
1 Section File
1 Subdivision

TENTATIVE TRACT/MINOR LAND SUBDIVISION 48086
SUBDIVIDER ASL Sanc Canyon, LTD.
ENGINEER LDC
GEOLOGIST & SOILS ENGINEER Pacific Soils Engineering, Inc.

TENTATIVE MAP DATED 3/7/00 (Revised)
LOCATION Spring Canyon
REPORT DATE 5/15/00, 12/17/97, 11/12/97

[X] **TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

[X] The final map must be approved by the Geology and Soils Sections to assure that all geotechnical (geology and soils) factors have been properly evaluated.

[X] A grading plan must be geotechnically approved by the Geology and Soils Sections. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading and completion of soils work, corrective grading will be required. The geology and soils report must address, but not be limited to, the potential for debris flow affecting lots 16/17, 29, 42.

[X] All geologic hazards associated with this proposed development must be eliminated,

or

delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.

[X] The Soils Engineering review dated 6/1/00 is attached.

[X] **TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

[ ] This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.

[ ] The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.

[ ] A geology and/or soils engineering report may be required prior to approval of building or grading plans.

[X] Geotechnical Recordation Map verification deposit estimate 6 hours.

[ ] Groundwater is less than 10 feet from the ground surface on lots _____

Prepared by _____ Reviewed by _____ Date 5/31/00
Charles Nestle

The "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works is available on the Internet at the following address: http://dpw.co.la.ca.us/med/manual.pdf

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave.
Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913
Calling hours - Monday through Thursday 8-9 a.m. & 3-4 p.m.

District Office 8.20
Job No. _____
Sheet 1 of 1

DISTRIBUTION:

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

Tentative Tract 48086
Location Spring Canyon
Developer/Owner ASL Sand Canyon
Engineer/Architect LDC
Soils Engineer Pacific Soils
Geologist Same as above

Review of:

Revised Tentative Map Dated by Regional Planning 3/7/00
Soils/Geologic Addendum Dated 5/15/00

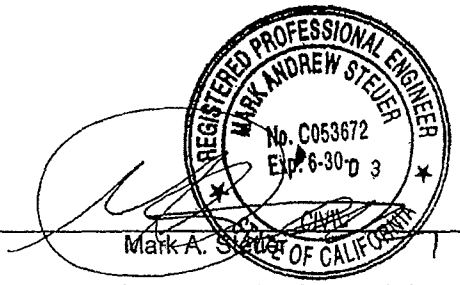
Previous review sheet dated 3/28/00

ACTION:

Tentative Map feasibility is recommended for approval subject to conditions below.

REMARKS:

Submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.



Prepared by Mark A. Steuer Date 6/01/00

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

Mark:48086

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

- The centerlines of all local streets shall be aligned without creating jogs of less than 150 feet. A one-foot jog may be used where a street changes width from a 60-foot to a 58-foot right-of-way.

- The minimum centerline radius is 350 feet on all local streets with 40 feet between curbs and on all the streets where grades exceed 10%.

- A minimum centerline curve length of 100-feet shall be maintained on all local streets. Curves through intersections should be avoided when possible. If unavoidable, the alignment should be adjusted so that the proposed BC and EC of the curve through the intersection is set back a minimum of 100 feet away from the BCR's of the intersection. Reversing curves of local streets need not exceed a radius of 1500-feet and any curve need not exceed a radius of 3,000-feet.

- Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highway). If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate, in accordance with AASHTO guidelines.

- Adjust the location of the PRC on "B" Street near lot 154 so that it is either at or outside the BCR of "F" Street.

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

- Provide standard property line return radii of 13 feet at all local street intersections, including intersection of local streets with General Plan Highways, and 27 feet where all General Plan Highways intersect, or to the satisfaction of this Department.

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

- Dedicate right of way 32 feet from centerline on "A" St. except cul-de-sac, "B" St., "H" St., "I" St. from "H" St. to "N" St., "J" St. from Valley Canyon Rd. to "K" St., Spring Canyon Rd., and Valley Canyon Rd.

- Dedicate right of way 30 feet from centerline on "A" St. cul-de-sac, "C" St. from "E" St. to "D" St., "D" St. from "C" St. to "W" St., "E" St. except cul-de-sac, "I" St. from "J" St. to "N" St., "J" St. from "I" St. to "K" St., "J" St. cul-de-sac south of Valley Canyon Rd., "K" St., "L" St. from "K" St. to "M" St., "V" St., "U" St., and "T" St. from "H" St. to "U" St.

- Dedicate right of way 29 feet from centerline on all remaining cul-de-sac streets.

- Prior to final map approval, the subdivider shall enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench.

- Provide and install street name signs prior to occupancy of building(s).

- All existing and new utility lines shall be underground to the satisfaction of the Department of Public Works per Section 21.24.400 of Title 21 of the Los Angeles County Code. Please contact Construction Division at (818) 458-3129 for new location of any above ground utility structure in parkway.

- At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is ten percent. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent.

- Provide adequate landing area at a maximum 3% grade on all "tee" intersections to the satisfaction of the Department of Public Works.

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

- Construct drainage improvements and offer easements needed for street drainage or slopes.

- Plant street trees on all streets.

- Construct curb, gutter, base, pavement, and sidewalks on all streets. Modifications to sidewalk locations and grades along Spring Canyon Rd. shall be subject to approval and to the satisfaction of the Department of Public Works.

- Comply with the following street lighting requirements:

  - Provide street lights on concrete poles with underground wiring on all streets and highways.

  - Obtain Street Lighting Section's approval of the street light layout prior to project recordation.

  - The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting is required. Upon tentative map approval, the applicant shall comply with conditions 1, 2, and 3 below in order for the Lighting District to pay for the future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.

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

    (2) Provide business/property owner's names, mailing addresses, site address, and Assessor Parcel Number(s) of territory to be developed to the Street Lighting Section.

    (3) Submit legal description and/or map of the proposed development including any roadways conditioned for street lights that are outside the proposed development area to Street Lighting Section. Contact the Street Lighting Section for legal description and/or map requirements at (626) 458-5926.

  - For acceptance of street light transfer billing, all street lights in the development, or the current phase of the development, must be constructed according to public Works approved plans and energized for at least one year as of July 1st of the current year.

Note that the annexation and/or assessment balloting process takes approximately three to four months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation.

Please contact Street Lighting Section at (626) 458-5926 for information on the annexation and levy of assessment process or for questions regarding any of the above.

- Construct curb return and offsite pavement transitions at the intersection of Spring Canyon Road and Soledad Canyon Road to the satisfaction of the Department of Public Works.

- Offsite improvements are required. It shall be the sole responsibility of the developer to acquire the necessary right-of-way and/or easements.

- Provide 64 feet of offsite full street right of way or easement and construct full street improvements (base, pavement, curb, gutter, sidewalks, street trees, and street lights) on Valley Canyon Rd. including the offsite portions fronting the subdivision to the satisfaction of the Department of Public Works.

- Provide 64 feet of offsite full street right of way or easement and construct offsite full street improvements (base, pavement, curb, gutter, sidewalks, street trees, and street lights) on the portion of Valley Canyon Rd. future street within Tract 36943 joining existing improvements in Tract 36943 to the satisfaction of the Department of Public Works.

- Provide 64 feet of offsite full street right of way or easement and construct full street improvements (base, pavement, curb, gutter, sidewalks, street trees, and street lights) on Spring Canyon Rd. in the vicinity of Valley Canyon Rd. to the satisfaction of the Department of Public Works.

- Provide offsite street right of way or easement and construct full street improvements (base, pavement, curb, gutter, sidewalks, street trees, and street lights) on Spring Canyon Rd. joining Soledad Canyon Rd. to the satisfaction of the Department of Public Works. Modified street cross section must be approved by the Department of Public Works.

- Construct roadside barriers (if needed) at locations to the satisfaction of the Department of Public Works.

- Design the intersection of Spring Canyon Rd. with Soledad Canyon Rd. to provide a 60 mph sight distance (vertical and horizontal) from the local street. Provide 650 feet of sight distance on Soledad Canyon Rd. from Spring Canyon Rd. based on its 60 mph design speed. Additional right of way or airspace easement dedication and/or grading may be required.

- Provide intersection sight distance commensurate with a design speed of 40 mph (415 feet) on "A" St. from "B" St. (northerly direction), "H" St. (southerly direction), and from "V" St.; on "B" St. from "F" St. (southerly direction) and from "Z" St. (southerly to intersection with "A" St.); on "I" St. from "N" St.; on Spring Canyon Rd. from "H" St. (southerly direction); and on Valley Canyon Rd. from "A" St. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of the Department of Public Works. Additional grading may be required.

- Provide intersection sight distance commensurate with a design speed of 30 mph (310 feet) on "E" St. from "C" St.; "J" St. from "I" St. (southerly direction);"V" St. from "S" St. (southerly direction); and on "T" St. from "U" St. (northerly direction.) Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of the Department of Public Works. Additional grading may be required.

- Provide adequate sight distance for 25 mph (260 feet) on "L" St. from "M" St. Line of sight shall be within right of way or airspace easement be dedicated to the satisfaction of this Department.

- Provide stopping sight distance commensurate with a design speed of 30 mph along all points of the 375 foot curve on "E" St. in the vicinity of lots 116 through 125. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of the Department of Public Works. Additional grading may be required.

- Permission is granted for street grades up to 12% on "B" St., "I" St., and the offsite portion of Valley Canyon Rd. within Tract 36943, and 11.5% on "E" St. only at locations to the satisfaction of the Department of Public Works.

- Permission is granted to vacate excess right-of-way on Valley Canyon Rd. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.

- Provide signing and striping on Spring Canyon Rd. and Soledad Canyon Rd. to the satisfaction of the Department of Public Works.

- Prior to final map approval, pay the fees established by the Board of Supervisors for the Route 126 Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation. The current applicable fee is $4,800.00 per factored unit and is subject to change.

- Comply with the mitigation measures recommended by our Traffic and Lighting Division as indicated on the attached letter dated June 26, 2000 and memorandum dated December 23, 1999 to the satisfaction of the Department of Public Works. If these measures including the installation of signals are subsequently incorporated as district improvements into the Route 126 Bridge and Major Thoroughfare Construction Fee District, then the amount and eligibility for a credit against your District obligation may be given if approved by the Department of Public Works.

- Construct additional pavement and transitions on Soledad Canyon Rd. to provide a striped left-turn lane at Spring Canyon Rd. to the satisfaction of the Department of Public Works.

- Provide a geometric plan on Spring Canyon Road between Soledad Canyon Rd. and Valley Canyon Rd. that adequately addresses required roadway width and transitions to the satisfaction of the Department of Public Works.

- Permission is granted to record 20-acre parcel map prior to recordation of tract map providing private and future right of ways are offered and slope easements are dedicated on all streets to the satisfaction of the Department of Public Works.

- A deposit is required to review documents and plans for final map clearance.

HW/for

Name Randine M. Ruiz Phone (626) 458-4915 Date Rev. 07-05-2000

T-2

June 26, 2000

Mr. Steve Hunter
Vice President
Land Design Consultant, Inc.
225 South Lake Avenue, Suite 600
Pasadena, CA 91101-3005

Dear Mr. Hunter:

ROADWAY PHOTO EXHIBIT (MARCH 2000)
SHADOW PINES PROJECT
VESTING TENTATIVE TRACT MAP 48086
PINETREE AREA

We have reviewed the above-mentioned document for the proposed Project. This document was prepared in response to Public Works' comments dated December 23, 1999 (copy enclosed), regarding the feasibility of adding a second westbound through lane on Soledad Canyon Road.

We agree the widening of Soledad Canyon Road with a second through lane in the westbound direction from State Route 14 northbound ramps to Spring Canyon Road is feasible. The project should contribute its fair share of 45.4 percent toward this improvement. All the other recommendations in our December 23, 1999, memo are still valid and applicable to this Project.

VC

If you have any questions, please contact Mr. Suen Fei Lau of our Traffic Studies Section at (626) 458-5909.

Very truly yours,

HARRY W. STONE
Director of Public Works

JOHN H. SQUIER
Assistant Deputy Director
Traffic and Lighting Division

VC:ym
SHADOWP

Enc.

bc: Brian T. Sasaki
Land Development (Ruiz)

December 23, 1999

TO: Dave Yamahara
Planning Division

FROM: K. E. Weary
Traffic and Lighting Division

TRAFFIC IMPACT STUDY (OCTOBER 4, 1999)
SHADOW PINES PROJECT
VESTING TENTATIVE TRACT MAP 48086
PINETREE AREA

As requested, we have reviewed the Traffic Impact Study prepared by the traffic consultant for the Project. The proposed Project is located north of Soledad Canyon Road at Spring Canyon Road in the unincorporated area of Los Angeles County. This memo supersedes our December 6, 1999, memo (copy attached). The changes are highlighted on the bottom of page 2 of this memo in bold font.

The proposed Project consists of the development of 546 single-family residential units, three open space lots, one fire station lot, a sheriff substation lot, two park site lots, and a 9-acre elementary school. The main access to the Project site is via Spring Canyon Road and two internal roadways connections (Valley Canyon Road and "E" Street), which would link the Project to Tentative Tract 36943, a residential development located immediately to the west of the Project site. The Project, at its build out in the Year 2005, is estimated to generate approximately 6,055 vehicle trips per day and 630 and 550 vehicle trips during the a.m. and p.m. peak hours, respectively. We agree with the study that the proposed fire station, sheriff substation, and elementary school generate negligible trips during the p.m. peak-hour of traffic on adjacent roadways.

In order to complete our review, a site plan showing the site accesses and interior circulation should be submitted to Public Works for review and approval.

We recommend the following mitigation measures be the sole responsibility of the Project the issuance of building permit should be withheld until these improvements are in place:

Spring Canyon Road/Soledad Canyon Road

- Modify the north approach to provide one shared left-right-turn lane and one exclusive right-turn lane.

- Provide sufficient pavement on Soledad Canyon Road to provide on the east approach one through lane and one shared through/right-turn lane, and on the west approach, a left-turn lane and one through lane.

- Pay the entire cost for the installation of the traffic signals. Traffic signals should only be installed when actual traffic conditions warrant the signals.

- Install a crosswalk on the east side of the intersection rather than on the west side to avoid heavy dual-lane right-turn vehicle movements in conflict with pedestrian movements.

- Detailed striping and signal plans for these improvements should be prepared and submitted to Public Works for review and approval.

Spring Canyon Road

- A minimum lane width of 18 feet should be provided from north of the Antelope Valley Freeway (SR-14) overpass columns to Valley Canyon Road for disabled vehicle refuge.

- Any grade change in pedestrian sidewalk must comply with the Americans with Disabilities Act.

- Seventeen feet of vertical clearance should be provided at the SR-14 overpass and Spring Canyon Road.

- Detailed striping, signage, and signal plans for these improvements should be prepared and submitted to Public Works and to the State of California Department of Transportation (Caltrans) for review and approval.

The cumulative traffic of the proposed Project along with other related projects will cause significant impacts to the following County intersections and roadways. The Project should contribute its proportionate share of the cost of the following mitigation measures.

Soledad Canyon Road

- Soledad Canyon Road from SR-14 northbound ramps to Spring Canyon Road will operate at an unacceptable Level of Service of F during the a.m. peak-hour with the addition of the cumulative traffic of the Project and other related projects. A second through lane in the westbound direction is needed to mitigate the

cumulative traffic impact. Because of various constraints surrounding Soledad Canyon Road, implementation of this mitigation measure may be difficult or infeasible. We recommend the subdivider analyze the engineering feasibility of adding the westbound lane and submit a report to this Department for review. **Should the proposed widening prove infeasible, the cumulative impact on Soledad Canyon Road may be unmitigable.**

- SR-14 Northbound Ramps/Soledad Canyon Road

  Widen and modify the east approach of Soledad Canyon Road to provide two through lanes and one exclusive right-turn lane (add one westbound through lane).

- Contribute to the installation of traffic signals at the following intersections:

  SR-14 Southbound Ramps/Soledad Canyon Road
  SR-14 Northbound Ramps/Soledad Canyon Road

- The developer is responsible for determining the Project's pro-rata share and submitting this information to the Public Works for review and approval. Traffic signals should only be installed when actual traffic conditions warrant the signals.

The Project is within the Route 126 Bridge and Major Thoroughfare (B&T) Construction Fee District. The Project should contribute its fair share of the B&T District fee. If any of the above mitigation measures are identified as District improvements, they may be eligible for a credit against the Projects' obligations subject to the approval of the Director of Public Works.

City of Santa Clarita

The study also analyzed the following intersections, which are within the jurisdiction of the City of Santa Clarita.

- Shadow Pines Boulevard/Soledad Canyon Road
- SR-14 Southbound Off-Ramps east of Sand Canyon Road/Soledad Canyon Road
- Sand Canyon Road/Soledad Canyon Road
- Oak Spring Canyon Road/Soledad Canyon Road
- Flowerpark Drive/Soledad Canyon Road
- Poppy Meadow Street/Soledad Canyon Road

Based on the study traffic signal installations are warranted at the intersections of Soledad Canyon Road at Oak Spring Canyon Road, at Flowerpark Drive with preproject (existing), and at Poppy Meadow Street with preproject (existing plus ambient) traffic conditions.

Based on using the County's significant impact criteria, the cumulative traffic of the Project and other related projects will have significant traffic impact at the following intersections. The following mitigation measures are necessary to mitigate the Project's significant traffic impact.

SR-14 Southbound Off-Ramps East of Sand Canyon Road/Soledad Canyon Road

- Add a westbound left-turn lane.

Sand Canyon Road/Soledad Canyon Road

- The proposed mitigation measure of adding a northbound left-turn lane will not fully mitigate the Project impact.

In as much as these intersections are within the jurisdiction of the City of Santa Clarita, we recommend the City review the study and this memo for any significant impact/mitigation within its jurisdiction. We also recommend Caltrans review this Project for any significant impacts/mitigations within its jurisdiction.

The Project will not significantly impact a Congestion Management Program route or intersection.

If you have any questions, please contact Suen Fei Lau of our Traffic Studies Section at Extension 5909.

VC:lg
T-2/TT48086

Attach.

cc: Brian T. Sasaki
Land Development

DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT MAP NO. 48086 (Rev.)

TENTATIVE MAP DATED 03-07-2000

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

- The subdivider shall install and dedicate main line sewers and serve each lot/parcel/building with a separate house lateral or have approved and bonded sewer plans on file with this Department.

- The subdivider shall submit an area study to this Department to determine capacity is available in the sewerage system to be used as the outlet for the sewers in this land division. If the system is found to have insufficient capacity, the problem must be resolved to the satisfaction of this Department.

- The subdivider shall send a print of the land division map to the County Sanitation District, with a request for annexation. Such annexation must be assured in writing.

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

- Offsite improvements are tentatively required.

- Easements are tentatively required, subject to review by this Department to determine the final locations and requirements.

- The subdivider shall obtain outlet approval from the Newhall County Water District.

- A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

HCW/for

Name Randine M. Ruiz Phone (626) 458-4915 Date 04-03-2000

DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT MAP NO. 48086 (Rev.)

TENTATIVE MAP DATED 03-07-2000

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

- A water system with appurtenant facilities to serve all lots/parcels/buildings in the land division must be provided. The system shall include fire hydrants of the type and location as determined by the Forester and Fire Warden. The water mains shall be sized to accommodate the total domestic and fire flows.

- There shall be filed with this Department a statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot/parcel.

- Offsite improvements are tentatively required.

- Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructure constructed for this land division to the satisfaction of this Department.

- Submit landscape and irrigation plans for each lot/parcel in the land division, with landscape area greater than 2500 square feet, in accordance with the recently adopted Water Efficient Landscape Ordinance.

- A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

RCW/for

Name Randine M. Ruiz Phone (626) 458-4915 Date 04-03-2000

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: 48086 Map Date March 7, 2000

C.U.P. 90-115 Vicinity Newhall

☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.

☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.

☒ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.

☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.

☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.

☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).

☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.

☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.

☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.

☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.

☐ The Fire Department has no additional requirements for this division of land.

☒ Contact the Planning Section within the Fire Department to verify if a Fire Station will be required to adequately serve the proposed development. Contact (323) 881–2404.

Comments: **Letter of confirmation of proposed fire station location received, June 17, 1997. Flag lot driveways as shown on the tentative map indicate the minimum required width of pavement, if such structures as fences, block walls or landscaping are to be provided additional dedicated flag width shall be indicated on map. If said items will not be provided a restriction in the CCR's shall be provided, submit copy prior to final map approval.**

By Inspector: Janna Masi Date July 28, 2000

Water, Subdivision & Access Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-4129

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. 48086 Tentative Map Date March 7, 2000

Revised Report _____

☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.

☒ The required fire flow for public fire hydrants at this location is **1250** gallons per minute at 20 psi for a duration of **2** hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

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

☒ Fire hydrant requirements are as follows:

Install **46** public fire hydrant(s). Upgrade / Verify existing ___ public fire hydrant(s).

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

☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All
☒ Location: As per map on file with the office.
☐ Other location: _____

☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.

☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.

☒ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.

☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.

☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Commercial lots shall provide 5000 gpm for 5 hour duration over and above the daily demand. 3 hydrants flowing simultaneously may be used to obtain the required fire flow.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi Date July 28, 2000

Water, Subdivision and Access Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-4129

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # 48086	DRP Map Date: 03/07/2000	SMC Date: / /	Report Date: 07/17/2000
Park Planning Area # 43B	AGUA DULCE / ACTON		

Total Units [542] = Proposed Units [542] + Exempt Units [0]

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

1) the dedication of land for public or private park purpose or,

2) the payment of in-lieu fees or,

3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be made by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	5.17
IN-LIEU FEES:	$149,930

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of $149,930 in-lieu fees.

Trails:

No trails.

For further information contact Patrocenia T. Sobrepena, Department of Parks and Recreation, 433 South Vermont Avenue, Los Angeles, California, 90020, (213) 738-2986.

For information on Hiking and Equestrian Trail requirements contact Jim McCarthy, Trail Coordinator at (213) 738-2972.

By: _____

James Barber, Advanced Planning Section Head

July 17, 2000 16:40:29
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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # 48086		DRP Map Date:03/07/2000	SMC Date: / /	Report Date: 07/17/2000
Park Planning Area # 43B		AGUA DULCE / ACTON		

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

(P)eople x (0.003) Goal x (D)welling = (X) acres obligation

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

Where:

P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 1990 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

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

D = Total approved number of Dwelling Units.

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

AFMV/Acre = Average Fair Marked Value per Acre by Park Planning Area.

Total Units [542] = Proposed Units [542] + Exempt Units [0]

	People*	Goal 3.0 Acre / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.18	0.0030	542	5.17
M.F. < 5 Units	2.17	0.0030	0	0.00
M.F. >= 5 Units	2.12	0.0030	0	0.00
Mobile Units	2.42	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	5.17

Park Planning Area = 43B AGUA DULCE / ACTON

Goal	Acre Obligation	AFMV / Acre	In-Lieu Base Fee
@(0.0030)	5.17	$29,000	$149,930

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

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	AFMV / Acre	In-Lieu Fee Due
5.17	0.00	0.00	5.17	$29,000	$149,930

July 17, 2000 16:39:12
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LOS ANGELES COUNTY DEPARTMENT OF HEALTH SERVICES

TRACT NO. 48096 TENTATIVE MAP DATE: 3/7/00

VICINITY Sylmar

X Approved on the condition that sanitary sewers be installed and used as the method of sewage disposal.

X The owner's statement indicates that domestic water will be supplied by Newhall County Water District

___ The Los Angeles County Department of Health Services has no objection to the approval of Proposed Tract No._____ on condition that the subdivider notify the State of California, Division of Real Estate that:

___a. Sanitary sewers are not available and the tract will be dependent upon the use of individual, private sewage disposal systems.

___b. The private sewage disposal systems will be installed in compliance with Los Angeles County Health Codes and Building and Safety Codes.

___c. If, because of future grading, or for any other reason, it is found that the requirements of the Plumbing Code cannot be met on certain lots, the Los Angeles County Department of Health Services will recommend that no building permit be issued for the construction of homes on such lots.

___d. The usage of the lots may be limited by the size and type of sewage systems that can legally be installed.

___e. The owner's statement indicates that domestic water will be supplied by _____.

___ The Los Angeles County Department of Health Services has no objection to the approval of the tentative map of this tract. However, it must be understood that the method of sewage disposal has not yet been determined nor approved.

___ Until we have approved the method of sewage disposal, we shall be unable to approve the final tract map.

___ We shall ask Department of Public Works to withhold occupancy of buildings within the tract until they have been connected to the sanitary sewer.

___ The owner's statement indicates that a sewage treatment plant will be constructed to serve Proposed Tract No._____.

___ We have no objection to the approval of the tentative map; however, plans and specifications of the proposed treatment plant and disposal facilities must be submitted to legally interested governmental agencies for approval.

___ We shall be unable to approve the final map until we have evidence that these approvals have been given.

___ A legal entity shall be established to assume responsibility and authority to maintain jointly owned facilities in a clean and sanitary manner at all times.

___ Approval of the method of sewage disposal is contingent upon the approval by the California Regional Water Quality Control Board _____ Region.

___ The subdivider shall obtain a permit and approval from the Los Angeles County Department of Health Services for the destruction or construction of any water well on this property. In the event the well is to be maintained for future use, the well shall be protected from flooding or contamination or such protection which the Health Officer determines to be adequate.

___ Comments:

BY: [signature] DATE: 4/10/00

(323) 881-4146

DEPARTMENT OF REGIONAL PLANNING
VESTING TENTATIVE TRACT MAP NO. 48086 Map Date: 3-7-00

CONDITIONS:

1. Conform to the applicable requirements of Title 21 and 22 of the Los Angeles County Code (Subdivision and Zoning Ordinances), Conditional Use Permit No. 96-044 and Oak Tree Permit No. 96-044.

2. Except as otherwise specified in these conditions or by Conditional use Permit No. 96-044, conform to the lot area requirements of the R-1-6000, R-1-7000, R-1-8000, R-1-10000, R-1-15000 and R-1-20000 zones.

3. In accordance with Conditional Use Permit No. 96-044, this land division is approved as a density controlled development in which the areas of the proposed lots may be averaged to conform to the minimum lot area requirements of the various zones as stated in Condition No. 2. If multiple final maps are recorded, the average area of all lots shown on each final map, or each final map and all previously recorded final maps, shall comply with the minimum lot area requirements of the various zones as stated in Condition No. 2.

4. Recordation of the final map is contingent upon the Board of Supervisors:

   a. adopting Sub-plan Amendment No. 96-044 amending the Countywide General Plan from Non-urban to Low Density Residential on 161.9 acres and to amend the Santa Clarita Valley Areawide General Plan from Non-urban 2 (N2) and Hillside Management to Urban 1 (U1) on 161.9 acres.

   b. the effectuation of an ordinance changing the zoning of the property from A-2-1 to R-1-6000, R-1-7000, R-1-8000, R-1-10000, R-1-15000 and R-1-20000.

5. Permission is granted to adjust lot lines to the satisfaction of the Department of Regional Planning.

6. Provide at least 40 feet of street frontage at the property line and approximately radial lot lines for each lot fronting

on the knuckles and cul-de-sacs and at least 50 feet of street frontage on all other lots, except on flag lots.

7. Flag lots shall have fee access strips of at least 10 feet in width where contiguous to other strips and 15 feet where not contiguous to other strips. In cases where there are hillside slopes or footings for walls or planters adjacent to the access strips, the width of the access strips shall be sufficient to accommodate the full width of the required driveway paving.

8. Provide reciprocal easements over the multiple access strips for the benefit of the lots served. Submit a letter agreeing to record the easements in documents when the lots are sold.

9. Label all common driveways as "Private Driveway - Fire Lane" on the final map.

10. Construct or bond with the Department of Public Works for driveway paving on the flag lots from the street to the building pads as follows:

    - 15 feet in width where serving one residence or 20 feet in width where the driveway is 150 feet in length;

    - 20 feet in width where serving two residences; and

    - 24 feet in width where serving three residences.

11. Post the driveways "No Parking" and provide for continuous enforcement of this restriction in the project's CC&R's.

12. Provide for the maintenance of the common driveways through a maintenance agreement by the owners of the lots being served. Submit a copy of the agreement to be recorded to the Department of Regional Planning.

13. Dedicate complete access rights on the following lots with double street frontages:

    a. Lots 5 and 6 directly to Valley Canyon Road;

b. Lots 1 through 5 directly to "A" Street;

c. Lots 499 through 509 directly to Spring Canyon Road;

d. Lots 486 through 490 directly to "J" Street; and

e. Lots 432 through 443 and Lot 466 directly to "I" Street.

14. Construct a free standing masonry wall not less than five feet high along and within one foot (1') of the rear or sides of lots abutting the streets as indicated in Condition No. 13. The wall to be constructed shall conform to the Department of Public Works Standard Plan 6005-0.

Prior to submitting final maps, submit to the Regional Planning Department a copy of the approved Grading Plan for final determination of the design of this structure. Alternate structure designs and locations may be accepted if unusual topographic features or subdivision design warrant special treatment. In such cases consideration will be given to maintenance and aesthetics. Where a wall is relocated to the top of a slope, a slough wall may also be required.

In all cases where grading or natural conditions result in the pad or building site elevations being above the elevation of the abutting highway, the required wall shall be retaining. A wrought iron fence may be constructed on top of the retaining wall to satisfy the minimum height requirement provided the wall is constructed to a minimum height of three feet and masonry pilasters spaced 50 feet maximum on center are constructed to the full height of the structure. The height of the total structure shall not be less than five feet above grade on the highway side and not less than three feet six inches on the side facing the abutting lot.

If the wall or combination wrought iron fence and retaining wall is to be constructed subsequent to the recordation of this tract map, file a faithful performance bond and agreement with the Department of Public Works, ensuring its construction prior to sale of lots or occupancy of homes constructed thereon. The penal sum shall be determined by the Department of Public Works.

15. Provide for the ownership of the open space lots (Lots 546, 547 and 548).

16. Provide for the maintenance of the open space lots through a homeowners' association or a landscape maintenance district.

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

18. Dedicate the Sheriff Sub-station lot (Lot 543) and Fire Station lot (Lot 544) to a public agency.

19. Permission is granted to vacate the excess right-of-way on Valley Canyon Road and include the vacated portion in Lots 544 (Fire Station) and Lot 548 (open space).

20. Permission is granted to construct the alternate street cross section on the street in the subdivision to the satisfaction of the Department of Public Works.

21. Dedicate to the County of Los Angeles on the final map the right to prohibit the construction of more than 1 residence and accessory structures on lots having twice the required area.

22. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in the tract covenants which would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, submit a copy of the document to be recorded to the Department of Regional Planning.

23. A maximum of 300 units may record until a second means of street access is physically constructed to the satisfaction of the Department of Public Works, Department of Regional Planning and Fire Department.

24. Construct full street improvements on Valley Canyon Road (off-site) to join with improvements in Tract Map No. 36943 to the satisfaction of the Department of Public Works.

25. Permission is granted to file a parcel map over the property as the first unit final map, provided all lots contain minimum lot areas of 20 acres and all applicable conditions are met to the satisfaction of the Department of Public Works and Department of Regional Planning.

26. Permission is granted to record multiple final maps. The boundaries of the unit final maps shall be to the satisfaction of the Department of Public Works and the Department of Regional Planning. Each final map to record shall comply on its own, or in combination with previously recorded maps, with the open space and lot area requirements of the General Plan, the Zoning Ordinance and Conditional Use Permit No. 96-044. Prior to clearance of each final map submit the following:

    a. A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final maps and the expected boundaries and phasing of all future final maps; and

    b. A summary sheet indicating the number and type of all lots shown on the current and previous final maps.

27. In order to defray the cost of wildlife protection and management, the applicant may be responsible for the payment of certain appropriate fees established by the California Department of Fish and Game and the Los Angeles County Clerk. No land use project subject to this requirement is final, vested or operative until the fee is paid.

28. Prior to the issuance of building permits, the subdivider shall pay a fee of $603.00 per dwelling unit to the County of Los Angeles Public Library, as this project's contribution to the library fee for mitigating impacts on the library system in the Santa Clarita Valley area.

29. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul

this tract map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

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

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

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

    The cost for collection and duplication of records and other related documents will be paid by subdivider according to Los Angeles County Code Section 2.170.010.

Except as modified hereinabove, this approval is subject to all those conditions set forth in the attached reports.

EXHIBIT G

COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

TELEPHONE
(213) 972-5708
FACSIMILE
(213) 613-4751
TDD
(213) 633-0901

MARY C. WICKHAM
County Counsel

June 25, 2019

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
21 JUNE 25, 2019

Agenda No. 5
03/26/19

CELIA ZAVALA
EXECUTIVE OFFICER

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

Re: PROJECT NO. 96-044-(5)
FOURTH AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 48086-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

Your Board previously held a duly-noticed public hearing on the above-referenced Project related to the Fourth Amendment to Vesting Tentative Tract Map No. 48086-(5) ("Amendment"). The Amendment adjusts the sequencing of compliance with conditions of approval and mitigation measures related to grading, road, infrastructure, parks and trails improvements, and landscaping installation. The Amendment also clarifies which parties are responsible for implementation and approval of mitigation measures and adds conditions to address climate change considerations. The Project is located adjacent to the Antelope Valley Freeway near Soledad Canyon Road in the Soledad Zoned District. Raintree Investment Corporation applied for the Amendment. Project approval also includes approval of the environmental review document. At the completion of the hearing, you indicated an intent to deny the appeal and approve the amended Project. Enclosed are findings and conditions for your consideration.

Very truly yours,

MARY C. WICKHAM
County Counsel

By
JILL JONES
Senior Deputy County Counsel
Property Division

APPROVED AND RELEASED:

THOMAS J. FAUGHNAN
Senior Assistant County Counsel

JJ:ss
Enclosures

c: Sachi A. Hamai, Chief Executive Officer
Celia Zavala, Executive Officer, Board of Supervisors
Amy J. Bodek, Director, Department of Regional Planning

HOA.102507422.1

FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. 96-044-(5)
FOURTH AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 48086-(5)

1. The Los Angeles County ("County") Board of Supervisors ("Board") held a duly-noticed public hearing on March 26, 2019, in the matter of Project No. 96-044-(5), consisting of a fourth amendment ("Amendment") to Vesting Tentative Tract Map No. 48086-(5) ("Vesting Map") and Addendum to the Environmental Impact Report ("Addendum") associated with Environmental Assessment No. RPPL 2018004166 (collectively, the "Project Amendment"). The County Regional Planning Commission ("Commission") previously approved the Project Amendment at a duly-noticed public hearing on January 9, 2019. The Project Amendment approval was appealed to the Board on January 21, 2019 by Lynne Plambeck representing the Santa Clarita Organization for Planning and the Environment ("Appellant").

2. The subdivider, Raintree Investment Corporation ("Subdivider"), requests the Amendment to the Vesting Map, pursuant to Section 21.38.010 of the Los Angeles County Code ("County Code"), to adjust the sequencing of compliance with conditions of approval and mitigation measures related to grading, road, infrastructure, parks and trails improvements, as well as landscaping installation. The Amendment also clarifies which parties are responsible for implementation and approval of mitigation measures and adds conditions to address climate change considerations.

3. On August 3, 2004, at a duly-noticed public hearing, the Board approved the Vesting Map, Plan Amendment No. 96-044, Zone Change Number 96-044, Conditional Use Permit ("CUP") No. 96-044, Oak Tree Permit Number 96-044, and certified the final Environmental Impact Report ("EIR") and adopted Findings of Statement of Overriding Consideration and incorporated the Mitigation Monitoring and Reporting Program into the conditions of approval (collectively, the "Project"). These approved entitlements authorized creation of a clustered hillside residential development of 492 single-family residence lots, a fire station site, a Sheriff substation site, 3 private park lots and 3 open space lots dedicated to the public, 12 debris basin lots, and a public school lot on a total of 548.1 acres. Previous amendments to the Project authorized changes including relocation of the school site, adjustment of lot lines and lot configurations, redesign of a park site, street pattern revisions, relocation of a water reservoir, drainage facilities and desilting basin changes, wildlife corridor changes, street section changes for added retaining walls, addition of a sewer lift station, stream course protection changes, grading changes, and clarified language to conditions of approval and mitigation measures.

4. The Project site is located north of the Antelope Valley Freeway and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon, in the Soledad Zoned District ("Project Site"). The irregularly-shaped property is

vacant and undeveloped, in a mostly natural condition, with level to hilly and steeply- sloping topography.

5. The Project Site is located within the Urban Residential ("H2") land use category of the 2012 Santa Clarita Valley Area Plan ("Community Plan"). Residential development is permitted within the H2 land use category. The Project Site is located within Zone R-1-6,000 (Single-family Residential, 6,000 Square Feet Minimum Required Area), Zone R-1-7,000 (Single-family Residential, 7,000 Square Feet Minimum Required Area), Zone R-1-8,000 (Single-family Residential, 8,000 Square Feet Minimum Required Area), Zone R-1-10,000 (Single-family Residential, 10,000 Square Feet Minimum Required Area), Zone R-1-15,000 (Single-family Residential, 15,000 Square Feet Minimum Required Area), Zone R-1-20,000 (Single-family Residential, 20,000 Square Feet Minimum Required Area), and Zone A-2 (Heavy Agricultural).

6. Surrounding zoning within a 500-foot radius of the Project Site includes:

North:	Zone A-2-1 (Heavy Agricultural, One Acre Minimum Required Area);
South:	Zone A-2-1;
East:	Zone A-2-1; and
West:	Zones A-1-1 (Light Agricultural, One Acre Minimum Required Area), R-1-11,000 (Single-Family Residential, 11,000 Square Feet Minimum Required Area), and the City of Santa Clarita.

7. Surrounding land uses within a 500-foot radius of the Project Site include:

North:	Single-family residences and undeveloped land;
South:	Antelope Valley Freeway;
East:	Mineral processing; and
West:	Single-family residences.

8. Prior to the Department of Regional Planning ("Regional Planning") Hearing Officer's ("Hearing Officer") duly-noticed public hearing on the Amendment, an Addendum to the EIR associated with Environmental Assessment No. RPPL 2018004166 for the Amendment was prepared in compliance with the California Environmental Quality Act (Pub. Res. Code § 21000 et seq.) ("CEQA"), the State CEQA Guidelines (Cal. Code Regs., Tit. 14, § 15000 et seq.) ("State CEQA Guidelines"), and the Environmental Document Reporting Procedures and Guidelines for the County.

9. On September 18, 2018, at a duly-noticed public hearing, the Hearing Officer considered the Amendment and associated Addendum. The Hearing Officer moved to continue the matter to October 16, 2018, requesting additional time to review the County Subdivision Committee reports and recommendations for conditions of approval. The County Subdivision Committee, which consists of representatives of the County Departments of Regional Planning, Public Works,

Fire, Parks and Recreation, and Public Health, reviewed the Project and cleared it for public hearing.

10. On October 16, 2018, at the continued public hearing, Regional Planning staff ("Staff") recommended approval of the Project Amendment, subject to the conditions of approval and clarified mitigation measures.

Subdivider addressed the Hearing Officer with information to show why the Amendment was needed to adjust the timing of implementation of the conditions of approval and mitigation measures.

A member of the public expressed concerns that the Addendum comment period did not afford the public a reasonable amount of time to consider the proposed Amendment.

The Hearing Officer questioned whether or not the proposed Project Amendment changes would permit the County to receive the same mitigation for impacts that was intended with the original Project approval and continued the public hearing to November 6, 2018, to allow Subdivider and Staff adequate time to respond.

11. On November 6, 2018, at the continued public hearing, Staff's report addressed the Hearing Officer's concerns by indicating that the proposed conditions of approval and clarified mitigation measures were consistent with the original Project.

The Hearing Officer approved the Addendum, certifying that it had been completed in compliance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, and approved the Amendment, subject to the recommendations and conditions of approval submitted by the County Subdivision Committee.

12. Appellant timely filed an appeal with the Commission asserting that the proper level of environmental review had not been conducted.

13. On January 9, 2019, at the duly-noticed public hearing, the Commission heard presentations from Staff, Subdivider, and Appellant.

Appellant was represented by two speakers that voiced their concerns over greenhouse gas emissions, water availability for the Project, and the limited response by the County to the previously-approved Project's environmental impacts. Appellant felt there should have been a longer public comment period for the Addendum that was less proximate to the public hearing date. Appellant also argued that the entitlement sought, a Map Amendment, was not appropriate. Appellant argued this should have been processed as a Revised Map, which would have allowed for a broader scope of review from the Commission.

Subdivider informed the Commission of the Project status and the anticipated next steps of final map recordation. Subdivider also answered questions from the Commission.

Staff clarified that the Project Amendment was appropriate as this approval sought only to implement minor changes in implementation of the Vesting Map. The Commissioners inquired as to low and moderate housing requirements, and County Counsel informed the Commission that such considerations were outside the limited purview of the Project Amendment before them.

After closing the item's public hearing, the Commission discussed the merit of a continuance to review additional materials received the morning of the public hearing. The Commission decided there was no reason to continue the item and the Commission denied the appeal, thus upholding the Project Amendment approval.

14. On January 21, 2019, pursuant to County Code Section 22.240.010, Appellant filed an appeal with the Board.

15. On March 26, 2019, at a duly-noticed public hearing, the Board considered the appeal. The Board heard testimony from Subdivider, Appellant, and several members of the public. The public comments were aligned in commending the fact that after the Commission hearing, Subdivider worked with Appellant and agreed to incorporate project design features to address Appellant's concerns about greenhouse gas emissions. The Board then indicated its intent to approve the Addendum and Amendment, subject to the conditions of approval, which would include the project design features.

16. The Board finds that the Subdivision Map Act defers to local jurisdictions regarding procedures for amendments to tentatively approved maps, prior to the recordation of a final map.

17. The Board finds that Regional Planning has developed procedures for the processing of amendment map requests and that amendment requests may authorize minor modifications to tentatively approved maps.

18. The Board finds that Subdivider's Amendment, as conditioned, reduces the Project's potential environmental impacts.

19. The Board finds that Staff's review is limited to the Addendum and Amendment.

20. The Board finds that the requested adjustments and sequencing changes are in keeping with the intent of the original tentative approval and are necessary for Project implementation.

21. The Board finds that the Project is consistent with the applicable regulations of the County Code.

22. The Board finds that the Project Amendment is consistent with the Community Plan, because the Amendment does not alter Project elements which are consistent with the applicable land use designations and the Community Plan's policies.

23. The Board finds that it is appropriate to require the filing of a modification or elimination of conditions, pursuant to County Code Section 22.236, to ensure that the related CUP No. 96-044 is consistent with the conditions of approval for the Amendment. The modification will capture changes with respect to earth material export and will ensure the timing of the conditions of approval of both the CUP and Amendment are consistent and will be required prior to issuance of grading and/or building permits.

24. The Board finds that the adjustment to the timing of the required Sulphur Springs School District consultation with the County's Traffic and Lighting Division of the Department of Public Works ("Public Works") is necessary, prior to issuance of building permits for the development of the school site.

25. The Board finds that the naming of Stonecrest Road is consistent with the current proposal for street naming, and the previously-approved Project and the associated third amendment, approved on October 2, 2012.

26. The Board finds that Ordinance Number 82-0050, Section 21.32.200 of the County Code, applies to the Project, thus Subdivider will contribute its fair share for regional infrastructure improvements at SR-14 northbound ramps/Soledad Canyon Road and SR-14 southbound ramps north of Sand Canyon Road/Soledad Canyon Road.

27. The Board finds that it is reasonable to augment the Soledad Canyon Road Speed Advisory Study by requiring findings and recommendations to be reviewed and approved, prior to final map recordation, given that results could impact depictions to be recorded.

28. The Board finds that detailed striping and signal plans for Soledad Canyon Road improvements shall be filed prior to building permit issuance, so as to be prepared for construction, development, and improvement of the area.

29. The Board finds that requiring installation of Soledad Canyon Road improvements prior to issuance of the first certificate of occupancy is necessary.

30. The Board finds that because the final maps and all proposed lots are anticipated to record simultaneously, it is appropriate to require completion of the proposed active park prior to the issuance of the building permit for the 213th residential dwelling unit.

31. The Board finds that because the final maps and all proposed lots are anticipated to record simultaneously, it is appropriate to require completion of the proposed

passive park prior to the issuance of the building permit for the 380th residential dwelling unit.

32. The Board finds that because recordation of final maps grants no authorization to construct single-family residence dwelling units, and because park development is expected when fewer than 213 dwelling units are constructed, it is appropriate to require a park development agreement with the County Department of Parks and Recreation, prior to issuance of the first building permit for a dwelling unit.

33. The Board finds that because the active and passive parks are anticipated to be constructed by Subdivider and are expected to meet the acreage obligation for the development, a park obligation in-lieu fee credit for actual park improvement costs is authorized.

34. The Board finds that Subdivider's grant of a fire station lot to the County in fee title will allow the County to address fire activity and hazard concerns protecting lives, properties, and property values.

35. The Board finds that with the provision of a fire station lot within the Project Site boundaries, and after the proposed improvement of said lot occurs, a maximum of 300 single-family residence dwelling unit building permits may be issued before a second means of access to the Project Site is physically constructed to the satisfaction of Regional Planning, Public Works, and the Fire Department.

36. The Board finds that use of an arched culvert at the southwest corner of the Project Site, as proposed in the Amendment, is more likely to be utilized by wildlife than the 60-inch pipe previously approved.

37. The Board finds that review and approval of landscaping plans for the planting of manufactured slopes is appropriate prior to issuance of any grading permits.

38. The Board finds that planting of manufactured slopes is appropriate prior to issuance of the Project's first residential certificate of occupancy.

39. The Board finds that it is appropriate to have Subdivider analyze the need for a transit bus stop on Valley Canyon Road to the satisfaction of Public Works and the local transit provider prior to issuance of the building permits for lot no. 514 (school site).

40. The Board finds this tract map was originally approved as a vesting tentative map. As such, it is subject to the provisions of Section 21.38.010 of the County Code. The Amendment changes neither the vesting status nor the map expiration date.

41. The Board finds that approval of the Amendment does not change any map expiration dates. The expiration date of the Vesting Map is August 3, 2019.

42. The Board finds that it is appropriate to designate open space on the final map.

43. The Board finds that a conservation easement over the open space areas, in addition to the required deed restriction, is necessary to protect natural conservation lands, and to restrict construction on the lot.

44. The Board finds that it is appropriate to require an experienced agency familiar with supervision and management of open space to be appointed prior to issuance of occupancy for the Project. The agency shall maintain the natural, undisturbed open space consistent with the biodiversity and wildlife connectivity that presently exist.

45. The Board finds that the Project Site is approximately 96 percent covered by the mapped San Gabriel-Castaic Linkage wildlife corridor and that crucial crossings impacted by the Project are proposed to be improved with infrastructure and indigenous, native landscaping.

46. The Board finds that requiring indigenous, native landscaping is consistent with the existing conditions of approval and mitigation measures and supports easy care and maintenance, and facilitates safe wildlife passage.

47. The Board finds that walls and fences beyond the proposed graded pads constrain wildlife movement and that proposed walls and fences that restrict movement, or are greater than three feet in height, should be limited to the developed areas and graded pads of the Project Site.

48. The Board finds that a low wall of a maximum 42 inches in height, which is within a developed area, separating Fuel Modification Zones B and C, will preserve natural undisturbed areas and help prevent snakes and small wildlife from entering developed areas of the Project Site.

49. The Board finds that transplantation of holly-leaf cherry trees and/or seedling propagation and planting supports the native ecology of the area, is important to the biodiversity of the area, and aids in mitigating development impact.

50. The Board finds that a conservation easement is required over areas outside of the approved building pads of lot nos. 11-15, 33, 39-44, 55-56, 509, and 513 with a note placed on the final map to the satisfaction of Regional Planning.

51. The Board finds that changes in grading, if needed, will allow the County to require that Subdivider avoid using "V" ditches, which will, in turn, allow connectivity and wildlife crossing in open space areas and the wildlife corridor.

52. The Board finds that future detailed development plans of the proposed parcels must comply with the County's Low Impact Development and Green Building Ordinances, as applicable, prior to building permit issuance.

53. The Board finds that the Commission used the current Mitigation Monitoring Program to assess the proposed scope of changes and their impact on the environment, and that proposed changes improved or reduced impacts anticipated by the originally-approved Project.

54. The Board finds that soil testing and land banking shall be accomplished to the satisfaction of the Director of Regional Planning to ensure the success of mitigation trees planted.

55. The Board finds that the Final EIR was approved on August 3, 2004, which was prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. The Final EIR consists of the Draft EIR dated August 2000, the Technical Appendices to the Draft EIR dated August 2000, the Supplemental EIR, Responses to Comments and Appendices dated January 8, 2003, and the Final EIR, including Responses to Comments dated July 8, 2003 (collectively, the "Final EIR").

    A mitigation monitoring program, dated July 8, 2003, consistent with the conclusions and recommendations of the Final EIR, was prepared and its requirements have been incorporated into the conditions of approval for the Project.

56. An Addendum to the Final EIR has been considered, as the appropriate environmental document for the Amendment, pursuant to CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County.

57. After consideration of the Addendum to the certified Final EIR, together with any comments received during the public review process, the Board finds on the basis of the whole record before the Board that there is no substantial evidence that the proposed Amendment will have a significant effect on the environment.

58. The Board finds that the Addendum reflects the independent judgment and analysis of the Board, and approves the Addendum.

59. Approval of the Amendment is subject to Subdivider's compliance with the attached conditions of approval.

60. 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 Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES THAT:

A. The proposed use at the Project Site with the attached conditions will be consistent with the adopted General Plan and Community Plan; will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

B. The Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in the County Code, or as is otherwise required to integrate said use with the uses in the surrounding area, and is adequately served by highways or streets of sufficient width and improved, as necessary, to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Denies the appeal.

2. Approves the Addendum to the Final EIR and certifies that it has been completed in compliance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County related thereto.

3. Approves the Fourth Amendment to Vesting Tentative Tract Map No. 48086-(5), subject to the attached conditions of approval and recommendations of the County Subdivision Committee.

CONDITIONS OF APPROVAL
PROJECT NO. 96-044-(5)
FOURTH AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 48086-(5)

1. This grant for a fourth amendment ("Amendment") to Vesting Tentative Tract Map No. 48086 ("Vesting Map"), adjusts the timing of certain conditions of approval and mitigation measures and clarifies requirements for grading, road and infrastructure improvements, parks and trails improvements, and landscaping installation. The Vesting Map and related entitlements (collectively, the "Project") authorized creation of a clustered hillside residential development of 492 single-family residence lots, a fire station site, a Sheriff substation site, 3 private park lots and 3 open space lots dedicated to the public, 12 debris basin lots, and a public school lot on a total of 548.1 acres (collectively, "Project Site").

2. Unless otherwise apparent from the context, the term "Subdivider" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

3. This grant shall not be effective for any purpose until Subdivider, and the owner of the subject property if other than Subdivider, has filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 5, 6, 7, 8, 9, and 10 shall be effective immediately upon the date of final approval of this grant by the County.

4. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective, pursuant to County Code Section 22.222.230.

5. Subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County, or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 66499.37, or any other applicable limitations period. The County shall promptly notify Subdivider of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify Subdivider of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

6. In the event that any claim, action, or proceeding as described above is filed against the County, Subdivider shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of up to $5,000, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs, or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to Subdivider, or Subdivider's counsel.

A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, Subdivider shall deposit additional funds sufficient to bring the balance up to the amount of $5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

B. At the sole discretion of Subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by Subdivider pursuant to County Code Section 2.170.010.

7. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

8. In the event that the Vesting Map should expire without the recordation of a final map, this grant shall terminate upon expiration of the Vesting Map. Entitlement to the use of property thereafter shall be subject to the regulations then in effect.

9. Approval of this amendment map does not change any map expiration dates. The expiration date of the Vesting Map is August 3, 2019.

10. The Project Site shall be maintained and operated in full compliance with conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the Project Site. Failure of Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Board may, after conducting a public meeting, revoke or modify this grant, if the Board finds that these conditions have been violated, or that this grant has been exercised so as to be detrimental to the public's health or safety, or so as to be a nuisance, or as otherwise authorized, pursuant to County Code Section 22.242.030.

12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire Department").

13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.

14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the Project Site, unless specifically modified by this grant, as set forth in these conditions.

15. Subdivider shall maintain the Project Site in a neat and orderly fashion. Subdivider shall maintain free of litter all areas of the premises over which Subdivider has control.

16. All structures, walls, and fences open to public view shall remain free of graffiti, or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the Project Site, or that do not provide pertinent information about said Project Site. The only exceptions shall be seasonal decorations, or signage provided under the auspices of a civic, or non-profit organization.

17. In the event of graffiti or other extraneous markings occurring, Subdivider shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjoining surfaces.

18. The Project Site shall be developed and maintained in substantial compliance with the Amendment to Vesting Map dated August 14, 2018.

19. In the event that subsequent revisions to the approved Amendment to Vesting Map are submitted, Subdivider shall submit **five copies** of the proposed plans to the Regional Planning Director ("Director") for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

20. All Vesting Map conditions not amended by this Amendment map and all conditions of previously approved Conditional Use Permit ("CUP") No. 96-044 and Oak Tree Permit No.96-044 apply, except where modified herein, or as will be required to be modified through the CUP modification process, County Code Section 22.236, to ensure that the related CUP No. 96-044 is consistent with the conditions of approval for this Amendment. The modification will capture changes with respect to earth material export and will ensure the timing of the conditions of approval of both the CUP and Amendment are consistent and will be required prior to issuance of grading and/or building permits. Subdivider must file for the CUP modification prior to final map recordation.

21. Prior to issuance of building permits for lot no. 514 (school site), Subdivider shall coordinate with and notify the Sulphur Springs School District to prepare and submit preliminary improvement plans to the Public Works Traffic and Lighting Division.

22. Prior to final map recordation, Subdivider shall submit to Public Works a copy of a letter of intent to Caltrans, outlining the proposed monitoring program for traffic mitigations within Caltrans' jurisdiction.

23. Prior to issuance of building permits, Subdivider shall comply with County Code Section 21.32.200, by contributing its fair share for regional infrastructure improvements at SR-14 northbound ramps/Soledad Canyon Road and SR-14 southbound ramps north of Sand Canyon Road/Soledad Canyon Road to the satisfaction of Public Works.

24. Prior to final map recordation, Subdivider shall submit to Public Works a copy of a letter of intent to the City of Santa Clarita (the "City"), outlining the proposed monitoring program for traffic mitigations within the City's jurisdiction.

25. Prior to issuance of building permits, Subdivider shall contribute its fair share to the City to carry out improvements within the boundaries of the City's jurisdiction to the satisfaction of Public Works.

26. Prior to final map recordation, Subdivider shall submit to Public Works findings and recommendations from the Soledad Canyon Road Speed Advisory Study, to the satisfaction of said department.

27. Prior to issuance of building permits, Subdivider shall submit to Public Works detailed striping and signal plans consistent with the findings and recommendations from the Soledad Canyon Road Speed Advisory Study, to the satisfaction of said department.

28. Prior to issuance of any certificate of occupancy for any Project residential dwelling unit, Subdivider shall construct and complete, or cause to be constructed and completed, the approved detailed striping and signal plans consistent with the findings and recommendations from the Soledad Canyon Road Speed Advisory Study, to the satisfaction of Public Works.

29. Road widening improvements at the southern portion of the Project Site, adjacent to SR-14, shall include landscaping with indigenous/native plants that can connect and provide for wildlife passage between the Spring Canyon 10-foot-high culvert and continue underneath Valley Canyon Road (proposed future Yellowstone Lane) to the southern natural, undisturbed slopes. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits.

30. Landscaping with indigenous/native plants shall provide for wildlife passage east of the Stonecrest Road/Yellowstone Lane intersection. The intersection shall be configured with indigenous/native landscaping to guide wildlife on the riding-hiking-wildlife trail to the east and south across Soledad Canyon Road and out of the intersection. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits.

31. Indigenous/native vegetation shall be required on all slopes outside of fuel modification zones, or 50 feet from structures. Revegetation of slopes in, adjoining, and adjacent to the active park, shall be completed within five years of the active park's complete and final construction to aid with the success and viability of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits.

32. Indigenous/native vegetation is required on all slopes outside of fuel modification zones, or 50 feet from structures. Revegetation of slopes in, adjoining, and adjacent to the passive parks, shall be completed within five years of any passive park's complete and final construction to aid with the success and viability of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits.

33. The bridge over Spring Canyon on Soledad Canyon Road (proposed future improvement/widening) shall be retained or reconstructed to the satisfaction of Regional Planning and Public Works. Bridge/street improvement plans, if implemented by Subdivider or by a separate, agreed-upon party, shall be reviewed and approved by the Director prior to issuance of any building permit.

34. Reduced speed is required at intersections in the wildlife corridor. Plans for the installation of "wildlife crossing" flashing lights and signage along proposed "B" Street/gas line easement shall be reviewed and approved to the satisfaction of the Director. Sign development/improvement plans, if implemented by Subdivider or by a separate, agreed-upon party, shall be reviewed and approved by the Director prior to issuance of any building permit.

35. Prior to issuance of any Project building permit(s), Subdivider shall establish a Homeowner's Association ("HOA") for the Project.

36. Covenants, Conditions, and Restrictions ("CC&Rs") of the HOA shall be continuously maintained for the HOA. Prior to obtaining final map approval, Subdivider shall submit a draft copy of the Project's CC&Rs, including maintenance reserves, and any other covenants or maintenance agreements entered into with respect to the Project, to Regional Planning for review and approval.

37. A copy of these Project conditions of approval shall be attached and included as conditions in the CC&Rs, and the CC&Rs shall prohibit any such condition from being amended in any way, or eliminated, without prior approval from the Director.

38. Where mitigation measures have provisions for buyers to receive information in escrow packages, the measures shall be recorded in the CC&Rs.

39. Prior to issuance of any building permits for the Project, Subdivider shall enter into a park development agreement with the County Department of Parks and Recreation.

40. Prior to issuance of a building permit for the 213th residential dwelling unit, Subdivider shall complete, or cause complete construction of, the proposed active park.

41. Prior to issuance of a building permit for the 380th residential dwelling unit, Subdivider shall complete, or cause complete construction of, the proposed passive park.

42. Subdivider shall pay the prevailing wage for the park improvements. Subdivider shall be eligible for a park obligation in-lieu fee credit for actual park improvement costs.

43. Subdivider shall grant a fire station lot in fee title to the County at a location and size to be approved by the Fire Department.

44. Subdivider shall be authorized to develop a maximum of 300 residential dwelling units before a second means of access is physically constructed to the satisfaction of Regional Planning, Public Works, and the Fire Department.

45. Prior to final map recordation, Subdivider shall place a note or notes on the final map to designate open space areas to the satisfaction of the Director.

46. A conservation easement, to be held by an agency experienced in the management of undisturbed land, and to be approved by the Director, shall be placed on areas designated as open space and undisturbed areas of lot nos. 11-15, 33, 39-44, 55-56, 509, and 513 on the tentative map. The conservation easement shall be filed, reviewed, and approved by the Director prior to issuance of certificates of occupancy for the project. Upon recordation, the subject recorded conservation easements shall not be subordinate in title to any liens, or monetary obligations. Subdivider shall provide a current title report for each easement parcel to the agency slated to hold the easements and, shall be responsible for all costs related to the easement review and recordation, including title insurance.

47. Prior to issuance of any project certificates of occupancy, Subdivider shall transfer ownership of undeveloped, natural area depicted as open space to a public agency, or non-profit conservation organization, to the satisfaction of the Director, for perpetual maintenance of those portions of the open space and shall dedicate to the County the right to restrict any and all development on said lots. The final executed agreement shall include a reasonable endowment for

maintenance as agreed upon by the public agency, or non-profit conservation organization and permittee, and must be to the satisfaction of the Director.

48. Existing native and non-native trees shall be mapped to the satisfaction of the Director, including individual holly-leaf cherry trees and California junipers.

49. Holly-leaf cherry trees impacted by the Project shall be replaced and preserved in open space areas to the satisfaction of the Director. The Subdivider shall provide mitigation trees of eight to one (8:1) for each tree removed. Soil testing and land banking for the holly-leaf cherry trees shall be accomplished prior to issuance of building permits, to the satisfaction of the Director.

50. Mitigation trees shall be planted within one year of the holly-leaf cherry tree removals. Subdivider shall inform the Director when such trees have been planted.

51. Subdivider or authorized party, shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree to the satisfaction of the Director. The five-year maintenance period will begin upon notification from Subdivider that the such trees have been planted. The maintenance period of the trees failing to survive five years will start anew with different replacement trees.

52. A low wall made of fire-resistant material, to a maximum 42 inches in height, may be constructed at the proposed building pad boundaries between fuel modification Zones B and C. Zone C and beyond, shall have indigenous native plants to the satisfaction of the Fire Department.

53. Subdivider shall avoid using "V" ditches in the open space areas, so as to allow wildlife crossing, to the satisfaction of Public Works and Regional Planning.

54. Every residential dwelling unit within the Project Site shall be built with a solar panel system to generate electricity equivalent to 3 KwH.

55. Subdivider shall fund 25 electric vehicle ("EV") charging stations within the Project Site and/or the surrounding community for the public to access and use and, once funded, these charging stations shall be installed by a third-party electric car charging provider, such as ChargePointe or Blink.

56. Every residential dwelling unit constructed within the Project Site shall feature a 220V outlet in the garage for future EV chargers.

57. No community pool is currently planned in the community; however, if any community pool is built within the subdivision, it must be equipped with solar panels for heating.

58. Every residential dwelling unit constructed within the Project Site shall feature a tankless on-demand water heater.

59. Every residential dwelling unit constructed within the Project Site shall comply with current ordinances and State laws, including low impact and water conservation.

60. Pervious pavement shall be utilized in parking areas of the park built within the Project Site and impervious pavement shall be eliminated wherever possible.

61. Every residential dwelling unit constructed within the Project Site shall be plumbed for an optional greywater system to recycle washing machine or kitchen sink water waste for use in backyard landscaping.

62. Every residential dwelling unit constructed within the Project Site shall feature a rainwater collection system to reduce landscape water use.

63. All landscaping within the common space of the developed portion of the Project Site and in the front yards of each residential lot shall comply with the County Code and State laws, featuring drip irrigation with drought tolerant and/or native landscaping.

64. Subdivider shall plant indigenous/native vegetation in the open spaces, and on slopes, as long as it is outside of the fuel modification zones and 50 feet from structures.

65. All new home sales offices within the Project Site shall have brochures available to highlight the benefits of the green initiatives featured at the Project Site and a brochure from the National Wildlife Federation to inform homebuyers of the Backyard Habitat Program.

66. Subdivider has completed a plant survey to document all existing holly-leaf cherry trees and which trees will be impacted by the development. Subdivider will prepare, or cause to be prepared, a map to identify and count where the Project will impact said trees, and show the location of new trees in open spaces.

Attachments:
Subdivision Committee Report
Final EIR Addendum

Department *of* Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER
96044-(5)

HEARING DATE
September 18, 2018

REQUESTED ENTITLEMENTS
Fourth Amendment to Vesting Tentative Tract Map No. 48086 (RPPL2018004065)

Environmental Assessment RPPL2018004166

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT	MAP/EXHIBIT DATE:	SCM REPORT DATE:	REPORTS ONLY SCM DATE:
Raintree Investment Corporation, Matthew Villalobos	08/14/18	0917/18	09/20/18

PROJECT OVERVIEW

To adjust the timing of required conditions of approval relating to triggers and clarifications for grading and road and infrastructure improvements, parks and trails improvements and landscaping installation.

Subdivision: To create 492 single-family residence lots, a fire station lot, a Sheriff substation lot, three park lots, three open space lots, 12 debris basin lots and one public school lot, for a total of 514 lots on 548.1 acres.

MAP STAGE

Tentative: ☐ Revised: ☐ Amendment: ☒ Amended : ☐ Exhibit Map Modification to : ☐ Recorded Map Other: ☐

MAP STATUS

Initial: ☒ 1st Revision: ☐ 2nd Revision: ☐ # Revision (requires a fee): ☐

LOCATION

North of the Antelope Valley Freeway and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Road.

ACCESS

Soledad Canyon Road.

ASSESSORS PARCEL NUMBER(S)

3211-021-043, -044, -045, -046, -48, -050 and -051

SITE AREA

548.1 gross acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley (OVOV)

ZONED DISTRICT

Soledad

SUP DISTRICT

5th

LAND USE DESIGNATION

H2 (Residential 2 – 2 Dwelling Units Per Acre)

RL5 (Rural Land 5 – 1 Dwelling Units Per 5 Acres)

OS-C (Open Space)

ZONES

R-1-6,000, R-1-7,000, R-1-8,000, R-1-10,000, R-1-15,000, R-1-20,000 and A-2

CSD

N/A

PROPOSED UNITS (DU)

492 (0.90 DU/AC)

MAX DENSITY/UNITS (DU)

H2 = 483 (2 DU/AC)

RL5 = 61 (1 DU/5AC)

GRADING (CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

Approximately 7,932,000 cubic yards combined (cut, fill, over excavation and export) movement of earth material, including approximately 82,000 cubic yards proposed to be deposited on lots no. 1 and 2 of TR36943-01.

ENVIRONMENTAL DETERMINATION (CEQA)

Addendum to the project's certified final EIR.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Department	Status	Contact
Regional Planning	Cleared	Steven Jones (213) 974-6433 sdjones@planning.lacounty.gov

Public Works	Cleared	Phoenix Khoury (626) 458-3133 pkhoury@dpw.lacounty.gov
Fire	Cleared	Juan Padilla (323) 890-4243 juan.padilla@fire.lacounty.gov
Parks & Recreation	Cleared	Loretta Quach (626) 588-5305 lquach@parks.lacounty.gov
Public Health	Cleared	Vincent Gallegos (626) 430-5381 vgallegos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting: ☐

Reschedule for Subdivision Committee Reports Only: ☐

PREVIOUS CASES

TR48086, RAM TR48086-1, RAM TR48086-2, RAM TR48086-3

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: Regional Planning staff recommends approval of the amendment to the vesting tentative map, subject to conditions of approval.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION-SUBDIVISION
TRACT NO. 48086-4

AMEND TENTATIVE MAP DATED 08-14-2018

We have no objections to the request to amend Vesting Tract 48086, 48086-02, and 48086-03 to accommodate clarifications to some conditions and mitigations to support more appropriate sequencing for completing mitigations and satisfying conditions of approval.

The following report consisting of 74 pages are the recommendations of Public Works.

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

1. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of $5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

2. Comply with all other previously approved subdivision conditions for Tract 48086 and to the satisfaction of Public Works.

HW

Prepared by Phoenix Khoury Phone (626) 458-4921 Date 09-05-2018

tr48086-4La-new RPPL2018004065.docx
http://planning.lacounty.gov/case/view/amendment_to_tract_map_no_48086/

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.LADPW.ORG

TRACT MAP NO: 48086-4 AMENDED TENTATIVE MAP DATE: 08/14/18

DRAINAGE CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Approval of this map pertaining to drainage is recommended.

Prior to Final Map Recordation:

1. Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.

2. Place a note of flood hazard on the final map and delineate the areas subject to flood hazard. Show and label all natural drainage courses. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.

3. Provide fee title lot for debris basins/inlets to the satisfaction of the Department of Public Works.

4. Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).

5. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.

6. Comply with Caltrans permit conditions for encroaching and connecting to their drainage systems.

7. Contact the Corps of Engineers to determine if a permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).

8. Prior to recordation of the final map, form an assessment district to finance the future ongoing maintenance and capital replacement of SUSMP devices/systems identified on the latest approved Drainage Concept. The developer shall cooperate fully with Public Works in the formation of the assessment district, including, without limitation, the preparation of the operation, maintenance, and capital replacement plan for the SUSMP devices/systems and the prompt submittal of this information to Land Development Division. The developer shall pay for all costs associated with the formation of the assessment district. SUSMP devices/systems shall include but are not limited to catch basin inserts, debris excluders, biotreatment basins, vortex separation type systems, and other devices/systems for stormwater quality.

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.LADPW.ORG

9. Prior to recordation of the final map, the developer shall deposit the first year's total assessment for the entire assessment district, based on the engineers estimate as approved by Public Works. This will fund the first year's maintenance after the facilities are accepted. The County will collect the second and subsequent years' assessment from the owner(s) of each parcel within the assessment district.

10. Comply with the requirements of the Revised Drainage Concept / Hydrology Study / Standard Urban Stormwater Mitigation Plan which was conceptually approved on 11/18/2010 to the satisfaction of Public Works..

Name VILONG TRUONG Date 9/5/18 Phone (626) 458-4921

PCA LX001129
EPIC LA RPPL2018004065
Telephone: (626) 458-4925

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract Map 48086-4 **Tentative Map Dated** 8/14/18 (Amended) **Parent Tract** _____
Grading By Subdivider? [ ] (Y or N) _____ yd^3 **Location** Spring Canyon
Geologist Byer Geotechnical, Inc. **Subdivider** Spring Canyon Recovery Acquisition LLC
Soils Engineer Byer Geotechnical, Inc. **Engineer/Arch.** RBF Consulting

Review of:
Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: _____
Geotechnical Report(s) Dated: 9/23/10, 7/14/10
References: J. Byer Group: 6/22/05, 4/19/05, 1/31/05; Pacific Soils Engineering: 5/15/00, 12/17/97, 11/12/97; Petra: 7/27/90

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

PRIOR TO FILING THE FINAL LAND DIVISION MAP THE FOLLOWING CONDITIONS MUST BE FULFILLED:

G1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports.* The Manual is available at: ***http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf***.

G2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.

G3. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports.* The Manual is available at: ***http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf***.

G4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas. For information on the RUA policy refer to policy memo GS063.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports.* The Manual is available at: ***http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf***..

S1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS.

Prepared by

REGISTERED PROFESSIONAL ENGINEER
JEREMY CHUN YIN WAN
No. GE 2849
GEOTECHNICAL
STATE OF CALIFORNIA

Jeremy Wan
Soils Section

PROFESSIONAL GEOLOGIST
Geir R. Mathisen
No. 2376
CERTIFIED ENGINEERING GEOLOGIST
STATE OF CALIFORNIA

Geir Mathisen
Geology Section

Date 8/28/18

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey
NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

COUTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - GRADING
TRACT NO. 048086 AMEN. TENTATIVE MAP

TENTATIVE MAP DATED 08-14-2018

1. Approval of this map pertaining to grading is recommended.

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

Comply with approved conditions for Tract Map No. 48086.

Name Erik Rodriguez Date 8/27/2018 Phone (626) 458-4921

We have no objection to the amendment requests. The following revised conditions supersedes all previously approved conditions:

1. The centerline of all local streets shall be aligned without creating jogs of less than 150 feet. A one-foot jog may be used where a street changes width from a 60-foot to a 58-foot right of way.

2. The minimum centerline radius is 350 feet on all local streets with 40 feet between curbs and on all the streets where grades exceed 10%.

3. A minimum centerline curve length of 100-feet shall be maintained on all local streets. Curves through intersections should be avoided when possible. If unavoidable, the alignment should be adjusted so that the proposed BC and EC of the curve through the intersection is set back a minimum of 100 feet away from the BCR's of the intersection. Reversing curves of local streets need not exceed a radius of 1500-feet and any curve need not exceed a radius of 3,000-feet.

4. Adjust the location of the PRC on "B" Street (also known as Pistache Way) so that it is either at or outside the BCR of "F" Street (also known as Burkwood Court). If unavoidable, maintain a minimum centerline radius of 400 feet.

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

6. Provide standard property line return radii of 13 feet at all local street intersections, including intersection of local streets with General Plan Highways, and 27 feet where all General Plan Highways intersect, or to the satisfaction of this Department.

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

8. Dedicate right of way 32 feet from centerline on "A" Street (also known as Lindera Avenue) from Yellowstone Lane to "H" Street (also known as Calluna Drive), "H" Street (also known as Calluna Drive), Stonecrest Road and Yellowstone Lane.

9. Dedicate right of way 30 feet from centerline on "A" Street (also known as Lindera Avenue) cul-de-sac north of "H" Street (also known as Calluna Drive) plus additional right of way for the cul-de-sac bulb, "B" St. (also known as

Pistache Way), "C" Street (also known Pale Leaf Court) from "E" Street (also known as Shenandoah Lane) to "D" Street (also known as Aster Place, "E" Street (also known as Shenandoah Lane) north of "B" Street (also known as Pistache Way), "I" Street (also known as Anise Avenue), on "J" Street (also known as Madrona Drive) from Stonecrest Road to "I" Street (also known as Anise Avenue), "K" Street (also known as Aralia Way), "P" Street (also known as Canyon Oak Way) plus additional right of way for a cul-de-sac bulb, "T" Street (loop also known as Myrtus Way and Lantana Road) plus additional right of way for a standard knuckle" and "V" Street (also known as Sargent Lane).

10. Dedicate right of way 32 feet from centerline on Yellowstone Lane between Stonecrest Road and the westerly tract boundary. Permission is granted to reduce the parkway from 12 feet to 4 feet on the south side of Yellowstone Lane adjacent to the Freeway 14 right of way (Typical Section D-D is not necessarily approved as shown) only at locations to the satisfaction of Public Works. Sidewalk is not required on south side of Yellowstone Lane between Stonecrest Road and the westerly tract boundary (Typical Sections C-C and D-D).

11. Dedicate right of way 29 feet from centerline plus additional right of way for a standard cul-de-sac bulb on "C" Street (also known as Pale Leaf Court) west of "D" Street (also known as Aster Place), "D" Street (also known as Aster Place), "E" Street (also known as Shenandoah Lane) west of "B" Street (also known as Pistache Way), "F" Street (also known as Burkwood Court), "G" Street (also known as Spire Court), "J" Street (also known as Madrona Drive) north of "I" Street (also known as Anise Avenue) and south of Stonecrest Road, "L" Street (also known as Lydia Terrace), "M" Street (also known as Daphne Court), "N" Street (also known as Caffra Place), the unnamed street (also known as Empress Way), "Q" Street (also known as Hollyleaf Court), "R" Street (also known as Buckwheat Drive, "W" Street (also known as Privet Way), "X" Street (also known as Pearbush Court), and "Z" Street (also known as Cassia Way).

12. Dedicate vehicular access rights on "T" Street (also known as Myrtus Avenue) from the school lot (Lot 514). If the Department of Regional Planning requires the construction of a wall, complete access rights shall be dedicated.

13. Permission is granted to reduce the road right of way from 32 feet to approximately 23 feet from centerline on the easterly half of Stonecrest Road in the vicinity under the Antelope Valley Freeway adjacent to the proposed equestrian/wildlife trail to the satisfaction of Public Works. Sidewalks are not required on the east side of Stonecrest Road in the vicinity under the freeway

adjacent to the proposed equestrian/wildlife trail. The proposed equestrian/wildlife trail shall be located outside of the road right of way.

14. Prior to final map approval, the subdivider shall enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench.

15. Provide and install street name signs to occupancy of building(s).

16. All existing and new utility lines shall be underground to the satisfaction of the Department of Public Works per Section 21.24.400 of Title 21 of the Los Angeles County Code. Please contact Construction Division at (818) 458-3129 for new location of any above ground utility structure in parkway.

17. Provide adequate landing area at a maximum 3% grade on all "tee" intersections except "F" Street (also known as Burkwood Court) and "Z" Street (also known as Cassia Way) to the satisfaction of Public Works. Permission is granted to provide adequate landing area at a maximum grade of 4 percent on "F" Street and "Z" Street.

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

19. Construct drainage improvements and offer easements needed for street drainage or slopes.

20. Plant street trees on all streets to the satisfaction of Public Works.

21. Construct curb, gutter, base, pavement, and sidewalks on all streets. Modifications to sidewalk locations and grades along Stonecrest Road shall be subject to approval and to the satisfaction of the Department of Public Works.

22. Construct curb return and offsite pavement transitions at the intersection of Stonecrest Road and Soledad Canyon Road to the satisfaction of Public Works.

23. Offsite improvements are required. It shall be the sole responsibility of the developer to acquire the necessary right-of-way and/or easements.

24. Provide 64 feet of offsite full street right of way or easement and construct full street improvements (base, pavement, curb, gutter, sidewalks, street trees, and street lights) on Yellowstone Lane including the offsite portions fronting the

subdivision, on Yellowstone Lane future street within Tract 36943 joining existing improvements in Tract 36943 and on Stonecrest Road joining Soledad Canyon Road to the satisfaction of the Department of Public Works. Modified street cross section shall be approved by the Department of Public Works.

25. Construct roadside barriers (if needed) at locations to the satisfaction of Public Works.

26. Design the intersection of Stonecrest Road with Soledad Canyon Road to provide a 60mph sight distance (vertical and horizontal) from the local street. Provide 650 feet of sight distance on Soledad Canyon Road from Stonecrest Road based on its 60mph design speed. Additional right of way or airspace easement dedication and/or grading may be required.

27. Provide intersection sight distance for a design speed of 40 mph (415 feet) on "A" Street (also known as Lindera Avenue) from "B" Street (also known as Pistache Way) (northerly direction), from "H" Street (also known as Calluna Drive) (southerly direction), from "O" Street (also known as Empress Way) (southerly direction) and from "V" Street (also known as Sargent Lane) (northerly direction); on "H" Street (also known as Calluna Drive) from "I" Street (also known as Anise Avenue) (westerly direction); on Stonecrest Road from "H" Street (also known as Calluna Drive) (southerly direction); and on Valley Canyon Rd. from the proposed driveways serving Lot 496 (both directions). Line of sight shall be within right of way or dedicate airspace easement to the satisfaction of the Department of Public Works. Additional grading may be required.

28. This previously approved road condition is modified to, "Provide intersection sight distance commensurate with a design speed of 30 mph (310 feet) on "B" Street (also known as Pistache Way) from "Z" Street (also known as Cassia Way) (Southerly direction), "E" Street (also known as Shenandoah Lane) from "C" Street (also known as Pale Leaf Court) (southerly direction), on "I" Street (also known as Anise Avenue) from "N" Street (also known as Caffra Place)(southerly direction), Line of sight shall be within right of way or dedicate airspace easement to the satisfaction of the Department of Public Works. Additional grading may be required."

29. Provide intersection sight distance commensurate with a design speed of 25mph (260 feet) on "L" Street (also known as Lydia Terrace) from "M" Street (also known as Daphne Court) (northerly direction). Line of sight shall be within right of way or dedicate airspace easement to the satisfaction of the Department of Public Works. Additional grading may be required.

30. Provide stopping sight distance commensurate with a design speed of 30 mph (200 feet) along "I" Street (also known as Anise Avenue) in the vicinity of lots 491 to 492. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of the Department of Public Works. Additional grading may be required.

31. Provide stopping sight distance commensurate with a design speed of 40mph (300 feet) along "A" Street (also known as Lindera Avenue) in the vicinity of lots 186 to 190; along "H" Street (also known as Calluna Drive) in the vicinity of lots 209 to 213, lots 416 to 418 and lot 502; along Stonecrest Road in the vicinity of lots 401 to 403; and along Yellowstone Lane in the vicinity of lots 8 to 10 and lot 494. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.

32. In determining the adequate sight distance with respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the top of curb (TC) or flow line (FL) prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6 feet from TC as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present). The lines of sight and/or airspace easements as depicted on the amendment map are not necessarily approved.

33. Permission is granted for street grades up to 12.5% on the off-site portion of Yellowstone Road within Tract 36943 and 11% on "E" Street (also known as Shenandoah Lane) only at locations to the satisfaction of Public Works.

34. Permission is granted to vacate excess right of way on Yellowstone Road. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.

35. Provide a site plan showing driveway locations and parking lot circulation for Lot 514 (school site) to avoid queuing problems on any of the choice of access point from either Stonecrest Road or "H" St (also known as Calluna Drive). and for a more efficient drop-off/pick-up area to the satisfaction of Public Works.

36. Prepare signing and striping plans for Stonecrest Road and Soledad Canyon Road within or abutting this subdivision to the satisfaction of Public Works.

37. Prior to Building permit issuance, pay the fees established by the Board of Supervisors for the Eastside (Route 126) Bridge and Major Thoroughfare Construction Fee District (B&T District). The fee is to be based upon the fee rate in effect at the time of building permit issuance. The current applicable fee is $19,440 per factored unit and is subject to change. Record a covenant (subject to the approval of Public Works) at final map approval to encumber parcels/property owners with provisions requiring payment of applicable B&T District fees prior to building permit issuance.

38. If any ultimate improvements are constructed by the subdivider and accepted by the Los Angeles County Department of Public Works, or if any fair share payments for ultimate improvement work are made and are included as District improvements in the Eastside (Route 126) Bridge and Major Thoroughfare Construction Fee District, then the subdivider may be issued credits which may then be used within the Eastside District. Reimbursements will only be made on improvements constructed by the subdivider that are included as District improvements and are deemed ultimate improvements (as opposed to interim improvements).

39. Prior to issuance of building permit(s) for Lot 514 (school site), the developer shall coordinate with and notify the Sulphur Springs School District (SSSD) that the preliminary school site plan, traffic circulation plan, the informational packets or brochures, and the student drop-off/pick-up procedures shall be prepared and submitted to our Traffic and Lighting Division for review and approval. We recommend a mechanism for enforcement and levying of non-compliance penalties be included in the plan. The SSSD shall prepare informational packets containing the approved student drop-off/pick-up procedures and provide them to the parents/guardians of the students.

40. Comply with the attached May 15, 2012 memorandum from our Traffic and Lighting Division to the satisfaction of Public Works. As indicated in the attached letter, detailed signing and striping and traffic signal plans for the required improvements on Soledad Canyon Road at Stonecrest Road shall be submitted to Public Works for review and approval prior to final map recordation and installed prior to issuance of Building Permit of the first residential unit.

41. Construct additional pavement and transitions on Soledad Canyon Road to accommodate the requirements from Traffic and Lighting Division May 15, 2012 memorandum.

42. The project shall submit to Public Works a copy of a letter of intent to Caltrans,

outlining the proposed monitoring program for traffic mitigations with the jurisdiction of Caltrans prior to Final Map recordation. The project shall enter into an agreement with Caltrans prior to issuance of Certificate of Occupancy of first residential unit.

43. The project shall submit to Public Works a copy of a letter of intent to City of Santa Clarita, outlining the proposed monitoring program for traffic mitigations required per the March 27, 2003 memorandum from Watershed Management Division along the south approach improvements at Sand Canyon and Soledad Canyon within the jurisdiction of City of Santa Clarita prior to Final Map recordation. The project shall enter into an Agreement with City of Santa Clarita prior to issuance of the Certificate of Occupancy of first residential unit.

44. The project shall analyze the need for horizontal alignment signs as well as speed advisory signs along the Soledad Canyon Road from SR-14 to Agua Dulce Canyon Road. The project shall submit the findings and any recommendations resulting from this analysis to Public Works for review and approval prior to Final Map recordation. Detailed striping and signal plans for these improvements shall be prepared and submitted to Public Works for review and approval prior to issuance of Building Permit of first residential unit and improvements completed prior to issuance of Certificate of Occupancy of first residential unit.

45. Comply with the attached March 27, 2003 memorandum from Watershed Management Division except for the following conditions which are not applicable and eliminated:

~~Spring Canyon Road / Soledad Canyon Road~~
~~Install a crosswalk on the east side of the intersection rather than on the west side to avoid heavy dual-lane right-turn vehicle movements in conflict with pedestrian movements.~~

~~Soledad Canyon Road~~
~~Widen Soledad Canyon Road from SR-14 eastbound ramps to Spring Canyon Road to provide a total of three lanes. A three-lane section of roadway shall include one lane in each direction in addition to a center passing lane in the upgrade portion of the roadway that could serve both westbound and eastbound traffic.~~

~~Detailed road construction, striping and signage plans shall be prepared and submitted to Public Works for review and approval.~~

~~Since this project is within the Eastside Bridge and Major Thoroughfare Construction Fee District, the cost of this improvement will be given as a credit toward the project's Bridge and Major Thoroughfare District fee.~~

46. Comply with the attached September 4, 2018 street lighting requirements or as otherwise modified by Public Works.

47. Permission is granted to record 20-acre parcel map prior to recordation of tract map providing private and future right f ways are offered and slope easements are dedicated on all streets to the satisfaction of the Department of Public Works.

PC Prepared by Patricia Constanza Phone (626) 458-4921 Date 09-05-2018
tr48086ra-4

May 15, 2012

TO: Anthony Nyivih
Land Development Division

Attention Steve Burger

FROM: Dean R. Lehman
Traffic and Lighting Division

SPRING CANYON PROJECT
TECHNICAL MEMORANDUM (APRIL 6, 2011)
TENTATIVE TRACT MAP NO. 48086

We reviewed the Technical Memorandum dated April 6, 2011, (copy attached) regarding conditions of approval for the proposed Spring Canyon Project located on Spring Canyon Road north of Soledad Canyon Road in the unincorporated Pinetree area.

We generally agree with the Technical Memorandum that the proposed roadway improvements are acceptable in satisfaction of the mitigation measures and tract map conditions of approval listed below (copy of Mitigation Monitoring Program dated July 8, 2003, and Tentative Tract Map No. 48086 revised conditions dated March 7, 2000, are attached). The project shall be solely responsible for implementing the improvements prior to issuance of any building permits, unless the project submits an alternative traffic control plan acceptable to Public Works. Detailed striping/signing and traffic signal plans for the improvements shall be submitted to Public Works for review and approval.

Soledad Canyon Road at Spring Canyon Road

Mitigation measure (July 8, 2003):

"The project applicant proposes to install a new traffic signal and widen the intersection to provide an eastbound left turn lane and through lane and a westbound right-turn lane and through lane. The extent of widening will provide for sight distance along Soledad Canyon Road for a 60 mph design speed."

Tentative Tract Map Condition (March 7, 2000):

"Design the intersection of Spring Canyon Road with Soledad Canyon Road to provide a 60 mph sight distance (vertical and horizontal) from the local street. Provide 650 feet of sight distance on Soledad Canyon Road from Spring Canyon Road based on its 60 mph design speed. Additional right of way or airspace easement dedication and/or grading may be required."

Proposed improvement to satisfy mitigation measure and tentative tract map condition:

The project shall modify the intersection to provide one left-turn lane and one free right-turn lane on the north approach, one shared through/right-turn lane on the east approach, and one left-turn lane and one through lane on the west approach. The eastbound left turn shall operate as a fully protected left-turn phase.

The project shall install a new traffic signal with advanced warning signs and flashing beacons in accordance with the concept plan included in Exhibit A. The flashing beacons shall operate continuously 24 hours a day and 7 days a week.

Soledad Canyon Road – State Route (SR) 14 to Spring Canyon Road

Mitigation measure (July 8, 2003):

"In order to fully mitigate the project traffic impacts on this roadway segment, Soledad Canyon Road shall be widened to accommodate a total of three lanes. A three-lane section of roadway should include one lane in each direction plus a center passing lane that could serve both westbound (in the a.m.) and eastbound (in the p.m.) traffic."

Proposed improvement to satisfy mitigation measure:

The project shall provide one free right-turn lane on the north approach at the intersection of Soledad Canyon Road at Spring Canyon Road in accordance with the concept plan included in Exhibit A.

In addition, the project shall analyze the need for horizontal alignment signs as well as speed advisory signs along Soledad Canyon Road from SR-14 to Agua Dulce Canyon Road. The project shall submit the findings and any recommendations resulting from this analysis to Public Works for review and approval. The project shall be solely responsible for implementing the improvements recommended by this analysis prior to final map recordation. Detailed striping and signing plans for any recommended improvements shall be submitted to Public Works for review and approval.

If you have any further questions regarding the review of this document, please contact Gerald Ley of the Traffic Studies Section at Extension 4822.

LMS:ch
P:\pub\WPFILES\FILES\STU\Lindsay\EIR\TR 48065 - Revised Conditions.docm

Attach.

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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

JAMES A. NOYES, Director

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

IN REPLY PLEASE REFER TO FILE: WM-4

March 27, 2003

TO: Daryl Koutnik
Department of Regional Planning

FROM: Rod Kubomoto
Watershed Management Division

RESPONSE TO A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT SPRING CANYON PROJECT (Vesting Tentative Tract No. 48086) **UNINCORPORATED COUNTY OF LOS ANGELES AREA OF SPRING CANYON**

Thank you for the opportunity to provide comments on the Environmental Impact Report for the Spring Canyon Project. The project consists of the subdivision of a currently vacant site into 542 single-family residential lots, one fire station lot, two private park sites, and one lot for future elementary school use. The project site is located immediately north of the Antelope Valley Freeway (Highway 14) and Soledad Canyon Road within the unincorporated County of Los Angeles area of Spring Canyon. We have reviewed the submittal and offer the following comments:

Traffic and Lighting

The project, upon its anticipated completion in 2005, is estimated to generate approximately 6,056 daily vehicle trips, with 626 vehicle trips, and 547 vehicle trips during the a.m. and p.m. peak hours, respectively.

The Significance Criteria Section on Page 20 for the County of Los Angeles is incorrect and shall be corrected as follows:

According to the County of Los Angeles' Traffic/Access Guidelines for intersections, a significant project-related traffic impact is determined based on the following:

Pre-Project V/C	LOS	Project-Related Increase in V/C
0.71 to 0.80	C	0.04 or more
0.81 to 0.90	D	0.02 or more
0.91 or more	E/F	0.01 or more

We agree with the study that the project traffic alone will significantly impact the following intersections and roadways and the following improvements will fully mitigate the project's impacts to a level of less than significant. The project shall be solely responsible for these improvements.

Spring Canyon Road/Soledad Canyon Road

This is the project's main entrance. The intersection shall be modified to provide one shared left-right-turn lane and one exclusive right-turn lane on the north approach. On the east approach, provide sufficient pavement on Soledad Canyon Road for one through lane and one shared through/right-turn lane (instead of one through lane and one right-turn lane recommended in the Supplemental Environmental Impact Report), and on the west approach, a left-turn lane and one through lane.

Pay the entire cost for the installation of the traffic signals. Traffic signals shall only be installed when actual traffic conditions warrant the signals.

Install a crosswalk on the east side of the intersection rather than on the west side to avoid heavy dual-lane right-turn vehicle movements in conflict with pedestrian movements.

Detailed striping and signal plans for these improvements shall be prepared and submitted to Public Works for review and approval.

Spring Canyon Road

A minimum vehicle lane width of 18 feet should be provided from north of the State Route 14 (SR-14) overpass columns to Valley Canyon Road for disabled vehicle refuge.

Any grade change in pedestrian sidewalk must comply with the Americans with Disabilities Act.

Seventeen feet of vertical clearance should be provided at the SR-14 overpass and Spring Canyon Road.

Detailed striping, signage, and signal plans for these improvements shall be prepared and submitted to Public Works and to the State of California Department of Transportation (Caltrans) for review and approval.

Soledad Canyon Road

Widen Spring Canyon Road from SR-14 eastbound ramps to Spring Canyon Road to provide a total of three lanes. A three-lane section of roadway shall include one lane in each direction in addition to a center passing lane in the upgrade portion of the roadway that could serve both westbound and eastbound traffic.

Detailed road construction, striping and signage plans shall be prepared and submitted to Public Works for review and approval.

Since this project is within the Eastside Bridge and Major Thoroughfare Construction Fee District, the cost of this improvement will be given as a credit toward the project's Bridge and Major Thoroughfare District fee.

SR-14 Southbound Ramps/Soledad Canyon Road

Pay the entire cost for the installation of the traffic signal. Traffic signals shall only be installed when actual traffic conditions warrant the signals. Since the signalization of the intersections is included in the Eastside Bridge and Major Thoroughfare Construction Fee District, the project shall be given the credit against the District fees.

The cumulative traffic of the project and related projects in the study will significantly impact the following intersections. The project shall pay its fair share of the cost for the following improvements needed to fully mitigate its cumulative traffic impacts to a level of insignificance.

SR-14 Northbound Ramps/Soledad Canyon Road

Restripe the south approach of this intersection to provide for two through lanes. The two through lanes will be carried north of the intersection under the SR-14 Freeway bridge to join two westbound lanes which currently exist.

The project is within the Eastside Bridge and Major Thoroughfare Construction Fee District. The project shall pay its fair share of the District fees.

The project will not have any impact to a Congestion Management Program route, intersections, or freeways.

The following intersections impacted by the project traffic alone are within the City of Santa Clarita's jurisdiction. Therefore, the City's approval is needed to implement these mitigation measures:

Sand Canyon Road/Soledad Canyon Road

Pay project's fair share of the cost to improve the south approach of the intersection for the ultimate improvements that will provide dual left-turn lanes, two through lanes, two right-turn lanes, and modification of traffic signals.

SR-14 Southbound Ramps North of Sand Canyon Road/Soledad Canyon Road

Pay project's fair share of the cost to improve the east approach of the intersection for the ultimate improvements that will provide dual left-turn lanes, three through lanes, and modification of traffic signals.

A freeway traffic impact analysis has been conducted and determined that no project-related significant traffic impact will occur to the mainline freeways. Inasmuch as Caltrans has the jurisdiction over the freeway system, Caltrans shall review this document for any CEQA traffic impacts and mitigation measures proposed as necessary.

If you have any questions, please contact James Chon of our Traffic Studies Section at (626) 300-4721.

Waterworks and Sewer Maintenance

We have reviewed the subject document and have no comments.

If you have any questions, please contact Kyle Kornelis at (626) 300-3322.

Watershed Management

The proposed project should include investigation of watershed management opportunities to maximize capture of local rainfall on the project site, eliminate incremental increases in flows to the storm drain system, and provide filtering of flows to capture contaminants originating from the project site.

If you have any questions regarding the above comments or the environmental review process of Public Works, please contact Massie Munroe at the above address or at (626) 458-4359.

MM:kk
A:\EIR231.DOC

bc: Traffic and Lighting
Waterworks and Sewer Maintenance
Watershed Management (Lafferty)

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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JAMES A. NOYES, Director

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

IN REPLY PLEASE
REFER TO FILE: T-4

October 30, 2002

TO: James E. Hartl
Planning Director
Department of Regional Planning

Attention Daryl Koutnik

FROM: James A. Noyes
Director of Public Works

SHADOW PINES PROJECT
TRAFFIC IMPACT STUDY (JULY 30, 2002)
VESTING TENTATIVE TRACT MAP NO. 48086

We have reviewed the above-mentioned document submitted by the Project traffic consultant and agree with the analysis and conclusions in the study.

The Project is generally located north of Soledad Canyon Road at Spring Canyon Road in the unincorporated County of Los Angeles area. The Project consists of the development of 542 single-family residential lots, three open space lots, a fire station lot, a sheriff's substation lot, and two park site lots. Contiguous to, but not a part of, the Project is a nine-acre elementary school site for a maximum student capacity of 750 students.

The Project upon its anticipated completion year in 2005 is estimated to generate approximately 6,056 daily vehicle trips with 626 vehicle trips and 547 vehicle trips during the a.m. and p.m. peak hours, respectively.

We agree with the study that the Project traffic alone will significantly impact the following intersections and roadways and the following improvements will fully mitigate the Project's impacts to a level insignificance. The Project shall be solely responsible for these improvements.

FILE COPY

Spring Canyon Road/Soledad Canyon Road

This is the Project's main entrance. The intersection shall be modified to provide one shared left-/right-turn lane and one exclusive right-turn lane to the north approach. On the east approach, provide sufficient pavement on Soledad Canyon Road for one through lane and one shared through/right-turn lane, and on the west approach, a left-turn lane and one through lane.

Pay the entire cost for the installation of the traffic signals. Traffic signals shall only be installed when actual traffic conditions warrant the signals.

Install a crosswalk on the east side of the intersection rather than on the west side to avoid heavy dual-lane right-turn vehicle movements in conflict with pedestrian movements.

Detailed striping and signal plans for these improvements shall be prepared and submitted to Public Works for review and approval.

Spring Canyon Road

A minimum vehicle width of 18 feet should be provided from north of the SR-14 overpass columns to Valley Canyon Road for disabled vehicle refuge.

Any grade change in pedestrian sidewalk must comply with the Americans with Disabilities Act.

Seventeen feet of vertical clearance should be provided at the SR-14 overpass and Spring Canyon Road.

Detailed striping, signage, and signal plans for these improvements shall be prepared and submitted to Public Works and to the State of California Department of Transportation for review and approval.

Soledad Canyon Road

Widen Spring Canyon Road from SR 14 eastbound ramps to Spring Canyon Road to provide a total of three lanes. A three-lane section of roadway shall include one lane in each direction plus a center passing lane in the upgrade portion of the roadway that could serve both westbound and eastbound.

Detailed striping and signage plans shall be prepared and submitted to Public Works for review and approval.

The cumulative traffic of the Project and related Projects in the study will significantly impact the following intersections. The Project shall pay its fair share of the cost for the following improvements needed to fully mitigate its cumulative traffic impacts to a level insignificance:

Soledad Canyon Road/SR-14 Eastbound Ramps

Restripe the south approach of this intersection to provide for two through lanes. The two through lanes will be carried north of the intersection under the SR-14 Freeway bridge to join two northbound lanes which currently exist.

The Project is within the Eastside Bridge and Major Thoroughfare Construction Fee District. The Project shall pay its fair share of the District fees.

The Project will not have any impact to a Congestion Management Program route, intersections, or freeways.

The following intersections impacted by the Project traffic alone are within the City of Santa Clarita's jurisdiction and thus City's approval is needed to implement these mitigation measures:

Soledad Canyon Road/Sand Canyon Road

Pay Project's fair share of the cost to improve the south approach of the intersection for the ultimate improvements that will provide dual left-turn lanes, two through lanes, two right-turn lanes, and modification of traffic signals.

Soledad Canyon Road/SR-14 Westbound Ramps East of Sand Canyon Road

Pay Project's fair share of the cost to improve the east approach of the intersection for the ultimate improvements that will provide dual left-turn lanes and three through lanes and modification of traffic signals.

If you have any questions, please contact James Chon of our Traffic and Lighting Division at (626) 300-4721.

JHC:cn
T:\ATLPUB\WPFILES\FILES\STU\JHC\SPRING CANYON\SHADOWPINES02

cc: Land Design Consultants, Inc. (Christy Cuba)

bc: Ronald J. Ornee
T. M. Alexander
Land Development (Hunter, Ruiz, Witler)
Watershed Management (David)

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
TRAFFIC AND LIGHTING DIVISION
SUBDIVISION, CONDITIONAL USE PERMIT (CUP) & R3 REVIEW
STREET LIGHTING REQUIREMENTS

Date: 9/04/18

TO: Jose Suarez
Project Entitlement & CEQA Section
Land Development Division

Attention Phoenix Khoury

FROM: Inez Yeung
Street Lighting Section
Traffic and Lighting Division

Prepared by Emmanuel Okolo

STREET LIGHTING REQUIREMENTS
RPPL2018004065 TR 48086-4

[X] Provide streetlights on concrete poles with underground wiring on all streets and highways within and around TR 48086-4 to the satisfaction of Department of Public Works or as modified by Department of Public Works. The streetlights shall be designed as a County owned and maintained (LS-3) system. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

[ ] Provide a streetlight on a concrete pole with underground wiring along the property frontage on_____ to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

[ ] Provide streetlights on concrete poles with underground wiring on non-gated private or public future streets along the property frontage on _____to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

[ ] Provide streetlights on concrete poles with underground wiring on gated private future street(s) along the property frontage on _____ with fixtures acceptable to Southern California Edison and to the satisfaction of Department of Public Works or as modified by Department of Public Works. The operation and maintenance of the street lights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future streetlights on adjacent public roadways. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

[ ] Provide street lighting plans to upgrade the existing streetlights from High Pressure Sodium Vapor to LED along the property frontage on _____ to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilites plans to raffic andn Lighting Division, Street Lighting Section, for processing and paproval.**

[ ] New streetlights are not required.

ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS:

☐ The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexations below.

☐ Upon CUP approval (CUP only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.

☐ Upon issuance of an Agreement to Improve (R3 only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.

☒ Upon tentative map/parcel map approval (subdivision only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the map recordation. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

All required streetlights in the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlights by July 1st of any given year, provided all required streetlights in the project have been constructed per Public Works approved street lighting plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of streetlights located within gated communities.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 48086-4 (Amend.)

TENTATIVE MAP DATED 08-14-2018

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

1. The subdivider shall install and dedicate main line sewers, pump stations and serve each building/lot with separate house lateral to the satisfaction of Public Works or have approved and bonded sewer plans.

2. A sewer area study for the proposed subdivision (PC11877AS, dated 10/17/2017) and outlet approval from the City of Santa Clarita (PC11961AS, dated 4/30/2018) was reviewed and approved with mitigation. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

3. See the attached will serve letter agreement from the Newhall County Water District dated October 12, 2018.

4. See the attached Outlet Approval requirement with the sewer mitigation agreement from the City of Santa Clarita dated April 30, 2018.

5. See the attached City of Santa Clarita requirement and approval for Final Map Recordation dated August 2, 2018.

6. The subidvider shall install off-site sewer mainline to serve this subdivision to the satisfaction of Public Works.

7. The subdivider shall provide any necessary off-site easements to construct the off-site sewer improvements to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements/or right of way.

Prepared by Nikko Pajarillaga Phone (626) 458-3137 Date 08-23-2018

City of
SANTA CLARITA

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

August 2, 2018

Mr. Diego G. Rivera, PE
County of Los Angeles
Department of Public Works
900 S. Fremont Ave.
Alhambra, CA 91803

Dear Mr. Rivera

Subject: TR 48086 - Spring Canyon Development, City Approval for Final Map Recordation
City Record Number: SS18-00009

This letter is intended to notify the County of Los Angeles (County) that the City of Santa Clarita (City) is granting approval for the recordation of Final Maps for the proposed Spring Canyon Development project (Tract 48086).

Our recent discussions with representatives for the Spring Canyon Recovery Acquisition, LLC (Developer) have indicated that the Developer will obtain the required bonds on behalf of the Santa Clarita Valley Water Agency for the Shadow Pines Sewer Lift Station improvements prior to the County Board of Supervisors' hearing date of September 25, 2018.

Based upon these commitments by the Developer, the City grants approval to allow for the project Final Maps to be recorded by the County. Please contact me at (661) 255-4968 or at spickett@santa-clarita.com if you have any questions or would like to discuss this matter further.

Sincerely,

Mr. Shannon L. Pickett, PE, LS
Interim Assistant City Engineer

SLP:dly
S:\PW\ENGINEERING\Projects\ENG06-00061 - Spring Cyn\SS18-00009\CityLetter_SewerApproval_07 26 2018.docx

cc: Robert Newman, Director of Public Works
Mike Hennawy, City Engineer
Ronil Santa Ana, Assistant Engineer

Michael Baker INTERNATIONAL

We Make a Difference

OFF-SITE
SEWER AREA STUDY
FOR SPRING CANYON DEVELOPMENT

THOMAS GUIDE: 4462 & 4463
TENTATIVE TRACT NO.: 48086
SEWER MAINTENANCE DIVISION INDEX: 1512
PC: 11961 AS

Developer:
Spring Canyon Recovery Acquisition, LLC
c/o Paulson & Company, Inc.
(858) 500-6781
Contact: Patrick M. Parker

Engineer:
Michael Baker International
2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670
Contact:Safa Kamangar, P.E.
(949) 330-4138

APPROVED
CITY OF SANTA CLARITA
ENGINEERING SERVICES DIVISION
SIGNATURE A. Marcella DATE 4/30/2018
With Upgrades (per approved report.

REGISTERED PROFESSIONAL ENGINEER
SAFA M. KAMANGAR
C70118
EXP 9/30/18
CIVIL
STATE OF CALIFORNIA

Agency Approval:

A. Marcella
City of Santa Clarita

4/30/2018
Date

Santa Clarita Valley Water Agency

6/26/2018
Date

There were two different design criteria used to analyze the sewer system, the LACDPW criteria and the City of Santa Clarita/NCWD criteria. Each sewer reach was analyzed with the appropriate design criteria based on the ownership of the pipe, i.e. City pipes were analyzed using City design guidelines and LACDPW pipes were analyzed using LACDPW guidelines. Below is a brief description of each agencies design criteria.

The Los Angeles County Department of Public Works design criteria as stated in; Policies for Managing Available Sewer Capacity and Sewage Discharge in Excess of Design Capacity, identifies maximum sewer capacities. The Los Angeles County design criteria identifies that all sewer pipes 15-inches and smaller are considered full (100 percent) when the ratio of the depth of flow (d) over the pipe diameter (D) is equal to 0.5, expressed as d/D = 0.5. For those pipes that exceed this capacity (101 percent to 150 percent), no flow measurements or mitigation is required unless maintenance records warrant these actions. If the capacity exceeds 150 percent, flow measurements are required. Sewer pipes 15-inches and greater are considered full (100 percent) when the ratio of the depth of flow (d) over the pipe diameter (D) is equal to 0.75. It should be noted that the County is in the process of refining the maximum capacity criteria for sewer pipes 15-inches and greater, therefore this report identifies all pipes 15-inches and greater with a d/D equal to or greater than 0.75. Upon final review, some of these pipes may not require mitigation or flow monitoring.

The City of Santa Clarita and NCWD design criteria state that pipes that are 15-inches and smaller must not exceed 50 percent full, while pipes 15-inches and greater may flow 75 percent full.

VII. PROPOSED MITIGATION

Based on the existing sewer capacity analysis, it was found that under each scenario portions of the existing sewer system exceed the maximum capacity currently allowed and require mitigation. It was agreed upon by the City, that any existing sewer pipe that exceeds its allowable capacity due to the addition of Spring Canyon flows, shall be up-sized to accommodate the ultimate flow. Any pipe that exceeds capacity based upon future developments (beyond Spring Canyon), shall be the responsibility of the future development project to improve. A Sewer Mitigation Agreement was recorded between the developer and the City agreeing to the proposed off-site sewer mitigation (See Appendix J). Pipelines that require mitigation have been identified in Appendix D, as well as Table 3 below. Please also see Exhibit 5, which identifies the pipelines that require mitigation.

Table 3 – Deficient Pipe Summary

Street Name	PC Number	Ultimate Flow (cfs)	Segment		Existing Pipe Properties				Minimum Required Pipe Properties	
			MH #	MH #	Size (in)	Slope (%)	Length (ft)	d/D (%)	Diameter (in)	d/D (%)
Sequoia Road	11184	2.551	207	52	8	6.20	347	52.3%	12	31.9
Sequoia Road	11184	2.588	51	50	8	2.00	273	78.3%	15	31.4
Sequoia Road	11184	2.606	50	49	8	2.12	239	77.1%	15	31
Sequoia Road	11184	2.629	49	48	8	2.72	311	70.4%	15	29.3
Sequoia Road	11184	2.705	48	47	8	6.32	141	55.1%	12	32.6
Lost Canyon Road	10484	7.046	267	266	18	0.52	328	75.6%	21	47.1

Lost Canyon Road	10484	7.046	266	265	18	0.52	302	75.6%	21	47.1
Lost Canyon Road	10484	7.046	265	264	18	0.52	303	75.6%	21	47.1
Lost Canyon Road	10484	7.076	264	263	18	0.52	302	75.9%	21	47.2
Lost Canyon Road	9768R	14.010	142	141	18	0.20	157	100.0%	30	53.3
Lost Canyon Road	9768R	14.010	141	140	18	0.20	114	100.0%	30	53.3
Lost Canyon Road	9768R	14.010	140	139	18	0.20	19	100.0%	30	53.3
Lost Canyon Road	9768R	14.010	139	138	18	0.20	350	100.0%	30	53.3

Note: Deficient pipes identified for Scenario 1 only. Please also note that ultimate flows account for additional requirements set forth by the City of Santa Clarita as well as planned upgrades by the NCWD. See Appendix H for details.

VIII. SHADOW PINES SEWER LIFT STATION

The Shadow Pines Sewer Lift Station (SPSLS) is currently owned and operated by the Newhall County Water District (NCWD). NCWD has been in discussions with the City of Santa Clarita and the County to transition ownership of the lift station and force main to the City, and operation of the facility to the County. Per review by the County, the lift station does not meet the County's current design standards. The City and the County have requested that the lift station be upgraded to the current County design standards, prior to the lift station being transferred. The County provided a comment letter to NCWD identifying the elements of the lift station that do not meet current County design criteria. NCWD and the developer are currently reviewing the feasibility of implementing these improvements as a part of the Spring Canyon project. Upgrades to SPSLS will be required in order to accommodate the development. The extent of the upgrades will ultimately be determined by the owner of the lift station.

IX. CONCLUSION

Based on the findings of this report, a majority of the existing downstream sewer system has adequate capacity to accommodate the proposed Spring Canyon development. However, some of the existing sewer lines may exceed maximum allowable capacity as future developments are constructed, and may require mitigation.

Table 3 contains deficient pipelines identified using Scenario 1 flows. These pipes have been analyzed under an ultimate flow condition to determine the minimum required pipe diameter. The ultimate flow condition accounts for flows identified in Scenario 3, with additional flows added as a request by the City of Santa Clarita as well as future upgrades planned by the Newhall County Water District. Please see Appendix H for a detailed description of the ultimate flow used to determine the proposed diameters, as well as the capacity calculations for the mitigated pipes. It should be noted that the mitigated pipes were examined with the same slope and length as the existing pipes.

Flow tests may be required to determine actual flow conditions, and will require cooperation and coordination between the City of Santa Clarita, Newhall County Water District, and the Los Angeles County Department of Public Works. Flow test locations will be selected based on this analysis and discussions with the above-mentioned agencies.

Sewer Mitigation Agreement

RECORDING REQUESTED BY:
City of Santa Clarita
Development Services Division
23920 Valencia Boulevard, Suite 302
Santa Clarita, CA 91355

WHEN RECORDED MAIL TO:
Armine Chaparyan, Interim City Clerk
City of Santa Clarita
23920 Valencia Blvd., Suite 120
Santa Clarita, CA 91355

Space above this line for Recorder's use.

TITLE(S)

SEWER MITIGATION AGREEMENT

SEWER MITIGATION AGREEMENT

This **SEWER MITIGATION AGREEMENT** (the "Agreement") is made and entered into effective as of DECEMBER 18, 2012 by and between the City of Santa Clarita, a municipal corporation, located at 23920 Valencia Boulevard, Suite 300, Santa Clarita, California 91355-2196, (the "City") and Santa Clarita Land JME, LLC, a Delaware limited liability company located at 23622 Calabasas Road, Suite 200, Calabasas, CA 91302 ("SCL"), collectively known as the "Parties."

PRELIMINARY STATEMENTS

A. SCL is engaged in a residential development project located in the County of Los Angeles (the "County") adjacent to the City of Santa Clarita, known as Spring Canyon Tentative Tract No. 48086 (the "Spring Canyon Development"), the legal description for which is attached hereto as Exhibit "A" and incorporated herein by reference (the "Property").

B. The City and SCL acknowledge that additional development adjacent to the City creates sewer capacity issues that contribute to the need for a sewer improvement project; and as a condition to the City's approval of the sewer area study, as set forth in a report dated June 24, 2011 prepared by RBF Consulting, (the "Off-Site Sewer Area Study for the Spring Canyon Development"), the City desires that the City and SCL enter into this Agreement.

C. The City has requested, and SCL has agreed, that, subject to the provisions of this Agreement, SCL will construct the approximately 3,186 lineal feet of sewer line upgrade improvements described in "Table 3 – Deficient Pipe Summary" of the Off-Site Sewer Area Study for the Spring Canyon Development, chiefly consisting of the upsizing of five existing 8-inch diameter sewer segments (1,311 LF) to the required 12-inch and 15-inch diameter gravity sewer line in Sequoia Road between Mammoth Lane and the northeast intersection with Yellowstone Lane; and the upsizing of four existing 18-inch diameter sewer segments (1,235 LF) to the required 21-inch diameter gravity sewer line in Lost Canyon Road beginning at Oak Spring Road and heading westerly; and the upsizing of four existing 18-inch diameter sewer segments (640 LF) to the required 30-inch diameter gravity sewer line in Lost Canyon Road beginning at Sand Canyon Road and heading westerly (the "Project"). Attached hereto as Exhibit "B" and incorporated herein is a conceptual schematic of the Project.

NOW THEREFORE, the Parties agree as follows:

1. Prerequisites to Recordation of Final Tract Map. Prior to the recordation hereafter on behalf of SCL of the first final tract map pertaining to any portion of the Spring Canyon Development for which a connection will be made to the existing sewer line in Yellowstone Lane (the "First Recordation"), SCL shall (a) obtain the City's approval of the Project, including the design of the Project, which approval shall not be withheld unreasonably, and (b) provide to the City documentation, reasonably satisfactory to the City, of a performance

bond pertaining to the Project in an amount equal to One Hundred Percent (100%) of the Cost Estimate as defined below in Paragraph 2.

2. Cost Estimate. As used herein, the "Cost Estimate" is that aggregate amount to be determined, based on improvement plans prepared by RBF Consulting as referenced above in Recital "C," by a cost and quantity estimate by SCL and approved by the City prior to the First Recordation.

3. Completion of Project: SCL must complete the Project prior to the Los Angeles County Department of Public Works certifying the completion of the Yellowstone Lift Station and the lift station being placed into service.

4. Alternate Mitigation. If, at any time prior to SCL's commencement of the actual construction of the Project as envisioned above, the City approves a different sewer area study that may affect the routing of sewage from the Spring Canyon Development, SCL may submit for the City's consideration a proposal for an alternative to the Project to mitigate the issues referenced above in Recital "B." In the event of such submission, the City agrees to evaluate such alternative in good faith.

5. Cooperation: Reimbursements. Upon execution of this Agreement, SCL and the City shall confirm to the County that SCL has satisfied the City's sewer mitigation requirements related to the Project. In addition, the City agrees that SCL's full performance in accordance with this Agreement shall satisfy all obligations to the City related to impacts of the Spring Canyon Development upon, and connection to, the sewer service within the City. This Agreement shall not prevent or preclude SCL's entitlement to reimbursements from third party projects benefitted by the upsized sewer improvements incorporated by SCL into the Project for the cost of sewer facilities constructed by SCL pursuant to this Agreement having a capacity exceeding that required to mitigate the sewer impact of the Spring Canyon Development, as such reimbursements are provided under applicable law.

6. Governing Laws. This Agreement shall be governed by, interpreted by, and construed in accordance with the laws of the State of California. Any litigation or claims related to this Agreement shall be determined by the state and federal courts located in Los Angeles, CA.

7. Partial Invalidity. If any provisions of this Agreement shall be held invalid or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall nevertheless continue in full force and effect.

8. Non-Waiver. No waiver of any provision of this Agreement shall be effective unless in writing and signed by the authorized representative of a Party. No failure or delay by a party in exercising any right, power or remedy under this Agreement shall operate as a waiver of the right, power or remedy.

9. Entire Agreement. This Agreement sets forth the entire agreement between the Parties with respect to the subject business contemplated in this Agreement and supersedes all

prior and contemporaneous agreements, representations and discussions, written or oral, by or between the Parties with respect thereto. No amendment to this Agreement shall be effective unless in writing and signed by the duly authorized representatives of both Parties. This Agreement shall be inure of the benefit of and be binding upon the Parties and their respective successors and assigns and affiliates. The obligations set forth herein shall be binding upon SCL and any other current of subsequent owners of the Property.

10. Attorneys' Fees. The prevailing party in any litigation related to arising under this Agreement shall be entitled to recover it reasonable attorneys' fees and costs from the non-prevailing party.

11. No Third-Party Beneficiary. This Agreement is solely for the benefit of the Parties and their respective successors, and no third party shall claim any right or benefit hereunder.

State of Callifornia)

County of Orange)

On Oct. 8, 2012 before me, Susan W. Manrow, Notary Public Notary Public, personally appeared John G. Markley who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my official hand and Seal.

Susan W. Manrow
Notary Public

SUSAN W. MANROW
Commission # 1945111
Notary Public - California
Orange County
My Comm. Expires Aug 19, 2015

State of California)

County of Los Angeles)

On December 18, 2012 before me, Linda R. Newman, Notary Public, personally appeared ~~Kerry Breyer~~ Armire Chaparyan who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. See attached

WITNESS my official hand and Seal.

Linda Newman
Notary Public

LINDA R. NEWMAN
Commission # 1960227
Notary Public - California
Los Angeles County
My Comm. Expires Nov 12, 2015

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of Los Angeles

On December 17, 2012 (Date) before me, Linda R Newman, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Robert Newman (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LINDA R. NEWMAN
Commission # 1960227
Notary Public - California
Los Angeles County
My Comm. Expires Nov 12, 2015

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Linda R Newman (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Acknowledgement

Document Date: December 17, 2012 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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Item #5907

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of Los Angeles }

On December 18, 2012 (Date) before me, Linda R Newman, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Armine Chaparyan (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Linda R Newman (Signature of Notary Public)

LINDA R. NEWMAN
Commission # 1860227
Notary Public - California
Los Angeles County
My Comm. Expires Nov 12, 2015

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Acknowledgment

Document Date: December 18, 2012 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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Item #5907

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed and delivered by their respective duly authorized representatives.

Date: 12/17/2012

"City"

City of Santa Clarita,
a municipal corporation

By _____
Robert Newman, Director of Public Works

Date: October 8, 2012

"SCL"

Santa Clarita Land JME, LLC,
a Delaware limited liability company

By _____
John G. Markley, Manager

ATTEST:

_____
CITY CLERK, ARMINE CHAPARYAN

12/18/12
_____
DATE

EXHIBIT "A"

Legal Description of Property

(See attachment.)

DESCRIPTION

PARCEL 1:

THE WEST ONE HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 23, 1880.

EXCEPT THEREFROM AN UNDIVIDED ONE-SIXTEENTH INTEREST IN AND TO ALL OIL AND GAS IN AND UNDER SAID LAND AS RESERVED TO THE STATE OF CALIFORNIA, IN PATENT RECORDED IN BOOK 17785 APGE 112, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND OWNED BY GRANTORS BELOW A DEPTH OF 500 FEET FROM THE SURFACE AS GRANTED TO FAIRVIEW PROPERTIES, INC., A CORPORATION, BY DEED RECORDED JULY 11, 1967 IN BOOK D 3699 PAGE 291 AS INSTRUMENT NO. 2700 OFFICIAL RECORDS.

PARCEL 2:

THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 23, 1880.

EXCEPT THEREFROM AN UNDIVIDED ONE-SIXTEENTH INTEREST IN AND TO ALL OIL AND GAS IN AND UNDER SAID LAND AS RESERVED TO THE STATE OF CALIFORNIA IN PATENT RECORDED IN BOOK 17785 PAGE 112, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND OWNED BY GRANTORS BELOW A DEPTH OF 500 FEET FROM THE SURFACE AS GRANTED TO FAIRVEIW PROPERTIES, INC., A CORPORATION, BY DEED RECORDED JULY 11, 1967 IN BOOK D 3699 PAGE 291 AS INSTRUMENT NO. 2700 OFFICIAL RECORDS.

PARCEL 3:

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, ALL IN TOWHSHIP 4 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 23, 1880.

EXCEPT THEREFROM AN UNDIVIDED ONE-SIXTEENTH INTEREST IN AND TO ALL OIL AND GAS IN AND UNDER SAID LAND AS RESERVED TO THE STATE OF CALIFORNIA, IN PATENT RECORDED IN BOOK 17785 PAGE 112, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM, ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM, AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND OWNED BY GRANTORS BELOW A DEPTH OF 500 FEET FROM THE SURFACE AS GRANTED TO FAIRVIEW PROPERTIES, INC., A CORPORATION BY DEED RECORDED JULY 11, 1967 IN BOOK D 3699 PAGE 291 AS INSTRUMENT NO. 2700, OFFICIAL RECORDS.

ALSO EXCEPT FROM SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17, THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

DESCRIPTION

BEGINNING AT A POINT 310.16 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17; THENCE 250 FEET NORTHEAST FOLLOWING COUNTY ROAD; THENCE 150 NORTHWEST TO SECTION LINE; THENCE 300 FEET SOUTH TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17 LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17 DISTANT THEREON SOUTH 0 DEGREES 19'21" WEST 827.82 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 17 SAID LAST MENTIONED POINT BEING ALSO THE TRUE POINT OF BEGINNING OF THE DESCRIPTION AND BEING A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 420 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, FROM A TANGENT WHICH BEARS NORTH 69 DEGREES 28'45" EAST THROUGH AN ANGLE OF 29 DEGREES 36'00" AN ARC DISTANCE OF 216.98 FEET, TO A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 480 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 57 DEGREES 03'11" AN ARC DISTANCE OF 477.97 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE, SOUTH 83 DEGREES 34'04" EAST, 116.61 FEET TO A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 570 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 26 DEGREES 25'23 AN ARC DISTANCE OF 262.87 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE, NORTH 70 DEGREES 30'33" EAST, 963.84 FEET TO A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 570 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 32 DEGREES 26'37" AN ARC DISTANCE OF 322.76 FEET TO THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 17 DISTANT ALONG SAID LAST MENTIONED NORTHERLY LINE NORTH 89 DEGREES 38'55" WEST 516.81 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17.

PARCEL 4:

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 23, 1880.

EXCEPT THAT PORTION OF SAID LAND, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID EAST HALF, THENCE ALONG THE SOUTHERLY LINE THEREOF, NORTH 89 DEGREES 38'55" WEST 516.81 FEET TO A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 570 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE FROM A TANGENT WHICH BEARS NORTH 38 DEGREES 03'56" EAST, THROUGH AN ANGLE OF 1 DEGREES 35'13" AN ARC DISTANCE OF 15.78 FEET; THENCE TANGENT TO SAID CURVE NORTH 36 DEGREES 28'43" EAST 92.04 FEET TO A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 630.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 20 DEGREES 15'59" AN ARC DISTANCE OF 222.84 FEET; THENCE NORTH 56 DEGREES 44'42" EAST 272.19 FEET; THENCE NORTH 48 DEGREES 19'16" EAST 95.05 FEET TO THE EASTERLY LINE OF SAID WEST HALF, DISTANT ALONG SAID EASTERLY LINE NORTH 0 DEGREES 54'32" EAST 454.57 FEET FROM SAID SOUTHEASTERLY CORNER, THENCE ALONG SAID EASTERLY LINE SOUTH 0 DEGREES 54'32" WEST 454.57 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM AN UNDIVIDED ONE-SIXTEENTH INTEREST IN AND TO ALL OIL AND GAS IN AND UNDER SAID LAND AS RESERVED TO THE STATE OF CALIFORNIA IN PATENT RECORDED IN BOOK 17785 PAGE 112, OFFICIAL RECORDS.

DESCRIPTION

ALSO EXCEPT THEREFROM OIL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND OWNED BY GRANTORS BELOW A DEPTH OF 500 FEET FROM THE SURFACE AS GRANTED TO FAIRVIEW PROPERTIES, INC., A CORPORATION BY DEED RECORDED JULY 11, 1967 IN BOOK D 3699 PAGE 291 AS INSTRUMENT NO. 2700, OFFICIAL RECORDS.

PARCEL 5:

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON APRIL 23, 1880, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID NORTH HALF OF SAID NORTHEAST QUARTER OF SAID NORTHWEST QUARTER; THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 17, SOUTH 89 DEGREES 38'55" EAST, 731.65 FEET; THENCE SOUTH 42 DEGREES 54'49" WEST, 96.11 FEET; THENCE SOUTH 71 DEGREES 17'08" WEST, 268.71 FEET; THENCE WESTERLY IN A DIRECT LINE TO A POINT IN THE WESTERLY LINE OF SAID NORTHEAST QUARTER, DISTANT ALONG SAID WESTERLY LINE 301.64 FEET SOUTHERLY FROM SAID NORTHWESTERLY CORNER; THENCE NORTHERLY ALONG SAID EASTERLY LINE, 301.64 FEET TO THE POINT OF BEGINNING.

EXCEPTING AND RESERVING UNTO THE STATE OF CALIFORNIA ANY AND ALL RIGHTS OF INGRESS TO AND EGRESS FROM THE REAL PROPERTY HEREIN CONVEYED TO OR FROM THE FREEWAY LYING SOUTHERLY OF SAID REAL PROPERTY, AS SET FORIN IN DEED RECORDED NOVEMBER 15, 1963 IN BOOK D2257 PAGE 919, OFFICIAL RECORDS.

IT IS THE PURPOSE OF THE FOREGOING EXCEPTION AND RESERVATION TO PROVIDE THAT NO EASEMENT OF ACCESS IN AND TO SAID FREEWAY SHALL ATTACH OR BE APPURTENANT TO THE PROPERTY HEREBY CONVEYED BY REASON OF THE FACT THAT THE SAME ABUTS UPON A PUBLIC WAY ADJOINING SAID FREEWAY, WITH ACCESS ONLY TO THE FREEWAY BEING RESTRICTED.

ALSO EXCEPT THEREFROM ALL MINERALS, OIL, GASES AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITH OR NOT OTHERWISE RESERVED UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED WITHOUT, HOWEVER, THE RIGHT TO DRILL DIG OR MINE THROUGH THE SURFACE THEREOF, AS EXCEPTED IN THE DEED ABOVE MENTIONED.

PARCEL 6:

THAT PORTION OF THE EAST HALF OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREON DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID EAST HALF DISTANT THEREON NORTH 0 DEGREES 54'32" EAST 389.68 FEET FROM THE SOUTHWEST CORNER OF SAID EAST HALF; THENCE NORTH 48 DEGREES 19'16" EAST 1047.46 FEET; THENCE NORTH 35 DEGREES 37'05" EAST 978.26 FEET; THENCE NORTH 49 DEGREES 41'00" EAST 411.66 FEET; THENCE FROM A TANGENT WHICH BEARS NORTH 28 DEGREES 18'50" EAST NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2170 FEET THROUGH A CENTRAL ANGLE OF 29 DEGREES 14'57" AN ARC DISTANCE OF 1107.77 FEET; THENCE TANGENT TO SAID CURVE NORTH 57 DEGREES 33'47" EAST 295.65 FEET; THENCE NORTH 21 DEGREES 09'17" EAST 415.75 FEET TO A POINT IN THE EAST LINE OF SAID SECTION DISTANT THEREON NORTH 4 DEGREES 22'56" WEST 831.11 FEET FROM THE QUARTER CORNER IN SAID EAST LINE; THENCE ALONG SAID EAST LINE NORTH 4 DEGREES 22'56" WEST 1820.28 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID SECTION 8; THENCE ALONG THE NORTH

DESCRIPTION

LINE OF SAID SECTION NORTH 89 DEGREES 42'56" WEST 2594.66 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID EAST HALF OF SAID SECTION 8; THENCE ALONG SAID WESTERLY LINE OF SAID EAST HALF SOUTH 0 DEGREES 54'32" WEST 4935.08 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THOSE PORTIONS INCLUDED WITHIN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8.

EXCEPT THEREFROM 51% OF ALL PETROLEUM, OIL, NATURAL GAS, MINERALS, OR OTHER HYDROCARBON SUBSTANCES IN OR UNDER THE LAND DESCRIBED, EXCEPT ALL PETROLEUM, OIL, NATURAL GAS, MINERALS OR ANY OTHER HYDROCARBON SUBSTANCES IN OR UNDER THE LAND ABOVE A DEPTH OF 525 FEET FROM THE SURFACE, WITHOUT THE RIGHT OF SURFACE ENTRY, GRANTOR COVENANTS AND AGREES WITH GRANTEE AND FOR HIS HEIRS, SUCCESSORS AND ASSIGNS THAT IF GRANTOR OR HIS HEIRS, SUCCESSORS AND ASSIGNS SHALL FOR A PERIOD OF 20 YEARS FROM DATE OF THIS DEED COMMENCE DRILLING OR MINING OPERATIONS FOR PETROLEUM, OIL, NATURAL GAS, MINERALS, OR OTHER HYDROCARBON SUBSTANCES THE GRANTEE AND HIS HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT TO REMOVE ANY DRILLING RIGS, TOWERS, OR OTHER STRUCTURES WHICH MAY BE ERECTED TO A HEIGHT GREATER THAN 20 FEET ABOVE THE SURFACE WITHIN 180 DAYS AFTER THE CESSATION OF SUCH DRILLING OR MINING OPERATIONS BUT IN NO EVENT MORE THAN 2 YEARS AFTER THE COMMENCEMENT THEREOF, AS RESERVED IN THE DEED DATED JULY 9, 1976 AND RECORDED JULY 20, 1976 AS INSTRUMENT NO. 1213, OFFICIAL RECORDS.

E-COPY

WATER AND SEWER SERVICE AGREEMENT

1. IDENTIFICATION.

This Water and Sewer Service Agreement ("Agreement") is made and entered into effective this 12 day of OCTOBER, 2006, by and between PARDEE HOMES, a California corporation (hereafter "Developer"), and NEWHALL COUNTY WATER DISTRICT, a public water district ("NCWD"), sometimes referred to individually as a "Party" and collectively as Parties", and is based upon the following facts:

2. RECITALS.

A. Developer has the right to acquire approximately 548 acres of property in the unincorporated area of Los Angeles County known as Pinetree . Said property is described in Exhibit A and depicted on Exhibit B attached hereto (the "Property").

B. Developer has plans to develop the Property for residential use into 494 lots, plus related public facilities for fire protection, law enforcement and open space parks. The improved residential lots and related public facilities are known as Tract Map No. 48086 and commonly referred to as "Spring Canyon" (hereafter the "Development").

C. In order to accommodate the intended residential use of the Property, Developer needs to obtain a reliable water supply and a means by which wastewater may be collected and transmitted to County Sanitation District facilities for treatment and disposal.

D. On October 19, 2000, NCWD issued the County of Los Angeles a water service Will Serve letter for the Development.

E. NCWD provides water on a retail basis for domestic and fire protection purposes within its boundaries and operates a sewage lift station and various sewer transmission lines in the vicinity of the Property (together "Water and Sewer Service" and separately "Water Service" or "Sewer Service" as the case may be).

F. NCWD currently provides Water Service from groundwater supplies and from imported water purchased from Castaic Lake Water Agency ("CLWA"), a wholesaler of imported water supplies.

G. In order for NCWD to provide Water and Sewer Service to the Property, certain new water and sewer facilities will have to be designed and constructed and other existing facilities for the production, transmission, storage and distribution of water and waste water operated by NCWD may have to be upgraded and/or expanded.

H. NCWD acknowledges that upon the upgrading of existing water and sewer system facilities and the construction of additional water and sewer system improvements, and

provided there is an adequate water supply available, NCWD should be able to provide Water and Sewer Service to the Development, subject to NCWD's rules and regulations regarding Water and Sewer Service.

I. Developer is willing to enter into this Agreement to provide for the design and construction of the additional water and sewer system improvements and upgrading of certain existing water and sewer system facilities required by NCWD in order for NCWD to provide Water and Sewer Service to the Development.

3. AGREEMENTS.

NOW, THEREFORE, the Parties agree as follows:

3.1. DEVELOPER REQUIREMENTS AND OBLIGATIONS. Developer agrees to perform or cause to be performed the following:

3.1.1. The Parties acknowledge and agree that although some water and sewer facilities necessary to provide service to the Development exist, NCWD cannot now determine or identify what upgrades or additional water and sewer facilities need to be designed and constructed to accommodate the Development. Accordingly, Developer shall design and construct, or cause to be designed and constructed, at its sole cost and expense in accordance with NCWD's Standard Specifications for Construction, subject to the inspection and reasonable

approval of NCWD, including approvals of materials, and in compliance with all legal requirements and applicable rules and regulations, all upgrades of existing facilities and additional water and sewer system facilities which NCWD shall reasonably determine are necessary to provide service to the Development (together "Water and Sewer System Facilities" and separately "Water System Facilities and "Sewer System Facilities"). Developer shall pay for or reimburse NCWD for all out-of-pocket costs (including the reasonable value of staff time) incurred by NCWD in reviewing and approving the design of the Water and Sewer System Facilities in accordance with (and subject to) Paragraphs 3.1.21 and 3.1.22 below. The Parties acknowledge and agree that, for future planning purposes, some of the Water System Facilities may be designed and constructed with excess capacity or oversized to accommodate future growth. To the extent Developer incurs actual reasonable costs in excess of the reasonable design and construction costs related to the Water System Facilities necessary to support and accommodate only the Development and not future growth, Developer shall be entitled to be reimbursed for such excess costs pursuant to Paragraph 3.1.5 below.

3.1.2. NCWD has approved Developer's retention of RBF Consulting ("RBF") to provide design services for the Water and Sewer System Facilities. A report prepared by RBF entitled Water and Wastewater Analysis that identifies the facilities needed to adequately provide the Development with water and sewer service is attached hereto as Exhibit "D". Subject to the reasonable approval of NCWD and, further, subject to the requirements of this Agreement, Developer shall enter into a contract with a general contractor or contractors for the construction of the Water and Sewer System Facilities.

3.1.3. Prior to the commencement of any construction work, Developer shall provide to NCWD a policy or certificate of liability insurance in which NCWD is named as an additional insured, along with its directors, officers, employees, agents, consultants, engineers, attorneys and volunteers, against all claims arising out of or in connection with the work to be performed. The policy (or policies) of insurance shall remain in full force and effect until the work is accepted by NCWD. NCWD, its directors, officers, employees, agents, consultants, engineers and volunteers shall be covered as additional insureds under the insurance provided by Developer with respect to the following: liability arising out of activities performed by or on behalf of Developer or any contractor or subcontractor; products and completed operations of Developer or any contractor or subcontractor; premises owned, occupied or used by Developer or any contractor or subcontractor; or automobiles owned, leased, hired or borrowed by Developer or any contractor or subcontractor. The coverage shall contain no special limitations on the scope of protection afforded the additional insureds. The above-referenced insurance policy (or policies) shall be furnished at Developer's expense, in a form and with insurance companies authorized to do business and having an agent for service of process in California and an "A-" policyholder's rating and a financial rating of at least Class VIII in accordance with the most recent Best's Insurance Guide, or if Best's is no longer published, comparable ratings from a service reasonably acceptable to NCWD. Such insurance, in addition to the multiple additional named insured endorsements set forth above, shall be broad form commercial general liability insurance in the amounts set forth below, and shall contain additional endorsements providing as follows: (i) blanket contractual liability coverage for Developer or contractor indemnification obligations owing to District and others pursuant to this Agreement and any agreements between Developer and contractor(s); (ii) coverage for

explosion, collapse, underground excavation and removal of lateral support; (iii) that the insurance may not be canceled or reduced until thirty (30) days after NCWD has actually received written notice of such cancellation or reduction; (iv) "cross liability" or "severability of interest" coverage for all insureds under the policy or policies; (v) that any other insurance maintained by NCWD or any other named or additional insured is excess insurance, and not contributing insurance with the insurance required herein; and (vi) that the coverage afforded the additional insureds shall not be affected by any failure of Developer, contractor or any subcontractor to comply with reporting requirements or other provisions of the policy or policies, including breaches of warranties. The amount of coverage shall be no less than the following:

(a) General bodily injury and property damage – Five Million Dollars ($5,000,000) per occurrence, and aggregate.

(b) Automobile bodily injury and property damage – Five Million Dollars ($5,000,000) per occurrence, including owned, non-owned and hired autos, and providing coverage for loading and unloading.

The evidence of insurance required to be provided to NCWD shall include original copies of the ISO CG 2010 (or insurer's equivalent) signed by the insurer's representative and certificate(s) of insurance (Accord Form 25-S or equivalent) reflecting the existence of the required insurance. Commercial general liability insurance must include NCWD's and Developer's Protective Coverage, Products-Completed Operations Coverage,

Premises-Operations Coverage, and coverage of NCWD's facilities during the course of construction.

Developer shall insure that the contractor and all subcontractors performing work on the Water and Sewer System Facilities are aware of the provisions of Section 3700 of the California Labor Code which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and that all contractors will comply with such provisions before commencing the performance of the work under any agreement with Developer. Developer shall insure that the contractor and subcontractors keep workers' compensation insurance for their employees in effect during performance of all work covered or contemplated by this Agreement.

3.1.4. Subject to the terms and conditions contained herein, Developer shall pay during the term of this Agreement NCWD's prevailing charges for any plan checking, meters, inspection, meter setting, meter boxes, check valves and other outside services concerning the Development in accordance with NCWD Rules and Regulations and as set forth in Paragraph 3.1.21, below. For purposes of this Agreement, a "prevailing charge" shall mean a charge that is imposed generally through out the Pinetree Service Area for comparable uses.

3.1.5. Developer shall pay all sums owing to NCWD under its policies, rules and regulations for water service connection fees under the Connection Fee Policy for the Pinetree Service Area and other charges and fees, prior to commencement of Water Service to the Development. Developer acknowledges NCWD has delivered a copy of the Connection Fee

Policy to Developer. The Water Connection Fees are subject to adjustment pursuant to the Connection Fee Policy. Water Connection Fees shall be calculated in accordance with the Connection Fee Policy in effect at the time such fees are paid.

3.1.5.1. Developer acknowledges that the Water Connection Fees adopted by the Connection Fee Policy constitute the sum of two component fees: (1) a Master Plan Facilities Fee based on the reasonable cost of designing and constructing new Water System Facilities required to serve the Development; and (2) a Back-Up Facilities Fee based upon the reasonable cost of replacing, repairing and maintaining existing NCWD water system facilities which will support and benefit the Development.

3.1.5.2. Developer shall pay to NCWD the Back-Up Facilities Fee portion of the Water Connection Fees in cash for any connection in the Development at or before the time Developer obtains a building permit for such residence or other facility. Developer's payment of all costs related to the design and construction of the Water System Facilities shall constitute full payment of the Master Plan Facilities Fee portion of the Connection Fees for the Development.

3.1.5.3. During the course of construction of the Water System Facilities, Developer shall prepare and submit to NCWD periodic accountings in such form as NCWD may reasonably require, certified as correct by Developer, which set forth in detail all expenditures made by Developer in connection with the design and

construction of the Water System Facilities during the preceding reporting period. Such statements shall be submitted by Developer periodically as the Parties shall agree, but not less frequently than each calendar quarter (January 1, April 1, July 1 and October 1) while the Water System Facilities are under construction. Developer shall also submit such supporting or additional documentation pertaining to such expenditures as NCWD may reasonably require, including but not limited to all billings and invoices related to said work and all records of Developer relating to said construction, which shall be subject to audit and verification by NCWD.

3.1.5.4. After completion of construction of all Water System Facilities and conveyance to and acceptance thereof by NCWD pursuant to Paragraph 3.1.27 below, Developer shall submit a final accounting for NCWD's approval summarizing all expenditures related to the Water System Facilities. Thereafter, the Parties shall negotiate in good faith using their best efforts to reach agreement on the amount of expenditures incurred and paid by Developer because the Water System Facilities were oversized or designed with excess capacity to accommodate future growth in the Pinetree Service Area. If the Parties cannot reach such agreement within thirty (30) calendar days after submission of Developer's final accounting, the Parties shall jointly prepare a statement of each Party's final position with respect to such excess expenditures. Thereafter, the Parties shall jointly appoint a single neutral arbitrator with engineering and/or construction expenses to determine said amount and, if the Parties cannot so agree within seven (7) calendar days, they shall apply to American Arbitration Association ("AAA") to appoint a qualified arbitrator to make such determination. In

either event, the arbitrator appointed shall conduct such hearing(s) as the arbitrator, in his or her sole discretion, deems necessary and/or appropriate, but may only select the final offer of either Party as set forth in the joint statement as the appropriate amount. The Party whose final proposal is not selected by the arbitrator shall pay all costs associated with the arbitrator's determination, including the arbitrator's fee and costs, and all expenses and charges of the AAA related thereto. The arbitrator shall render his or her decision within fifteen (15) calendar days of appointment by the Parties or AAA.

3.1.5.5. Developer shall be entitled to be reimbursed by NCWD for such excess expenditures as determined in Paragraph 3.1.5.4., above, in accordance with the following formula:

$$\frac{EE}{edu} = \$ \text{ per edu}$$

EE: Excess Expenditures

edu: number of connections outside the Development which NCWD designed the Water System Facilities to accommodate as future growth.

Reimbursements by NCWD shall be paid over to Developer within thirty (30) days after NCWD receives payment of a Back-Up Facilities Fee payment from a person, developer or entity actually connecting to the Water System Facilities. Such payment shall be accompanied by an accounting showing how the payment was calculated. Developer's right to receive reimbursement under this Paragraph 3.1.5.5. is subject to the right of District to off-set against any sums payable to Developer the amount of any indebtedness

due or owing by Developer to District. Further, Developer's right to receive reimbursements hereunder shall terminate twelve (12) years after the date District accepts the transfer and conveyance of the Water System Facilities from Developer under Paragraph 3.1.27.

3.1.6 Developer shall pay all sums owing to NCWD under its policies, rules and regulations for Sewer Service Connection Fees under the Sewer Connection Fee Policy for the Pinetree Area. Said payment shall be made in cash at or before the time Developer obtains a building permit for any residence or other facility within the Development. Developer acknowledges that NCWD is now in the process of developing the Sewer Connection Fee Policy for the Pinetree Area, which policy will specify that Sewer Service Connection Fees will be subject to adjustment from time to time by NCWD. Sewer Connection Fees will be calculated in accordance with the Sewer Connection Fee Policy in effect at the time such fees are paid. Developer shall not pay any such fees until after NCWD has adopted the Sewer Connection Fee Policy establishing the Sewer Service Connection Fees.

3.1.6.1. The Parties anticipate that the Sewer Connection Fee Policy will establish a fee composed of two parts: (1) a Master Plan Facilities Fee which shall be the actual cost of designing and constructing new sewer system facilities, or upgrading existing sewer facilities, required to serve the Development; and (2) a Back-Up Facilities Fee based upon the reasonable cost of replacing, repairing and maintaining existing NCWD sewer system facilities which will support the Development.

3.1.6.2. Developer shall pay to NCWD the Back-Up Facilities Fee portion of the Sewer Connection Fees in cash for any connection in the Development at or before the time Developer obtains a building permit for the structure or facility to be connected to or through NCWD's Sewer System Facilities. Developer shall also pay all costs related to the design and construction of new Sewer System Facilities, or the upgrading or expansion of existing Sewer System Facilities, if any, necessary to provide Sewer Service to the Development.

3.1.6.3. Developer shall submit upon completion of construction a financial statement and accounting for NCWD approval summarizing all expenditures incurred and paid by Developer in designing, constructing and upgrading the Sewer System Facilities, with such additional supporting documentation as may be reasonably requested by NCWD.

3.1.7. Developer shall pay to CLWA all connection or other fees established by CLWA relating to Water Service to the Property and the Development.

3.1.8. Developer shall acquire and transfer, at its sole cost and expense, any and all easements and other interests in real property within the Development which are reasonably necessary for the construction and operation of the Water and Sewer System Facilities, together with title insurance showing title vested in NCWD as to each easement or other interest, in an amount valued at not less than Twenty-Five Thousand Dollars ($25,000) each. If NCWD determines there are other easements and/or real property interests outside the

boundaries of the Development which are necessary in order for NCWD to provide Water or Sewer Service to the Development, the Parties shall cooperate in good faith to obtain such easements or real property interests. All costs associated with acquisition of such easements or real property interests shall be paid by Developer.

3.1.9. Developer shall comply, and require that the contractor and all subcontractors comply, with applicable laws, rules, regulations and requirements related to or connected in any way with the design and construction of the Water and Sewer System Facilities, including but not limited to the prevailing wage requirements relating to public improvements.

3.1.10. Developer shall beneficially use water provided by District pursuant to this Agreement solely and only in connection with the Development on the Property.

3.1.11. To the fullest extent permitted by law, Developer shall indemnify and hold harmless NCWD, its directors, officers, agents, employees, consultants and volunteers (together "Indemnified Parties") consultants and volunteers from and against all claims, damages, losses, expenses, and other costs, including, but not limited to, costs of defense and attorneys' fees, arising out of or resulting from or in connection with the design or construction of the Water and Sewer System Facilities, the Development or the Property (the "Work"), both on and off the job site, provided that any such liability (1) is attributable to personal injury, bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, and (2) is caused in whole or in part by an

act or omission of Developer, contractor, any subcontractor, any supplier, anyone directly or indirectly employed by any of them or anyone for whose acts or omissions any of them may be liable, except to the extent caused by the active negligence or willful misconduct of any one of the Indemnified Parties, in which case, such indemnity shall not apply. The obligation hereunder shall not be abridged, reduced or discharged by the maintenance of insurance by any contractor or Developer. Developer shall indemnify and hold harmless the Indemnified Parties from and against all losses, expenses, damages (including damages to the Property or Water and Sewer System Facilities), attorneys' fees, and other costs, including all costs of defense, which any of them may incur with respect to the failure, neglect, or refusal of Developer or any contractor to faithfully perform the Work and/or any of their obligations under this Agreement or under any agreement between Developer and contractor.

3.1.12. To the extent Developer requires the use of construction water, such water shall be provided through a separate meter and in accordance with the NCWD Rules and Regulations in effect at the time the permit is issued for the construction work.

3.1.13. Upon completion of the Water and Sewer System Facilities, and concurrently with acceptance thereof by NCWD as hereinafter provided, Developer shall provide NCWD with as-built drawings depicting the Water and Sewer System Facilities.

3.1.14. All work relating to the Water and Sewer System Facilities shall be performed or supervised by a general contractor possessing that class of contractor's license issued pursuant to Division 3, Chapter 9, of the Business and Professions Code required for

construction of the said Facilities. The general contractor with whom Developer proposes to enter into a contract for construction of any Water or Sewer System Facility shall be subject to the reasonable prior approval of NCWD. The approved general contractor retained by Developer is sometimes referred to herein as the "Contractor." Developer shall secure from the Contractor and provide to NCWD the following information for review and approval by NCWD:

3.1.14.1. Information regarding the Contractor's experience, financial condition and business references to be set forth on the form attached as Exhibit E. Contractor shall have at least five (5) years' experience in performing similar work.

3.1.14.2. The Contractor's Licensing Statement in the form attached as Exhibit F.

3.1.14.3. The names and addresses of subcontractors, if any, who will perform work under the contract between Developer and Contractor or who will specially fabricate and install a portion of the work, shall be set forth on the form attached as Exhibit G. The contract between Contractor and Developer shall provide that subcontractors may not be substituted without NCWD's prior approval. Contractor may not subcontract for more than fifty percent (50%) of the work to be performed under its contract with Developer.

3.1.15. NCWD shall at reasonable times and upon reasonable notice have access to the Development, the Property and sites where Water and Sewer System Facilities are under construction or being installed and shall be provided with every opportunity for ascertaining full knowledge respecting the progress, workmanship, and character of the materials and equipment used and employed in construction of said Facilities. Contractor shall give at least forty-eight (48) hours notice to NCWD in advance of any work being performed on a Saturday, Sunday or holiday designated by NCWD, or for more than eight (8) hours in a work day. Contractor shall give at least twenty-four (24) hours notice to NCWD in advance of back filling or otherwise covering any part of the said Facilities constructed so that NCWD may, if desired, inspect such work before it is concealed. The observation, if any, by NCWD of the construction of the said Facilities shall not relieve Developer or Contractor of any of their obligations under this Agreement. Defective work shall be made good, and materials and equipment furnished and work performed which is not in accordance with the approved plans, and NCWD's current Standard Specifications for Construction, may be rejected notwithstanding the fact that such materials, equipment and work have been previously inspected by NCWD.

3.1.16. Developer shall have a written agreement with Contractor, which agreement shall incorporate by reference the terms and conditions of this Agreement and shall contain a provision by which the Contractor agrees to be bound by the terms and conditions of this Agreement. A fully executed copy of the agreement between Developer and Contractor shall be delivered to NCWD prior to commencement of work by the Contractor.

3.1.17. Prior to Contractor's commencement of construction of the Water and Sewer System Facilities, Developer shall furnish and deliver to NCWD a bond with a responsible corporate surety or corporate sureties reasonably acceptable to NCWD conditioned upon the faithful performance by Developer of all covenants and conditions of this Agreement with respect to the construction of the Water and Sewer System Facilities. Said bond shall be in the form attached hereto as Exhibit H and shall be in an amount that is not less than one hundred percent (100%) of the total amount payable under Contractor's agreement with Developer for the construction of the Water and Sewer System Facilities.

3.1.18. Prior to commencement of work, Developer shall furnish a payment bond. Said payment bond shall be in a sum not less than one hundred percent (100%) of the total amount payable under contractor's agreement with Developer for the construction of the Water and Sewer System Facilities, and shall be on the mandatory form attached hereto as Exhibit I.

3.1.19. The surety or sureties on any bond furnished hereunder must be reasonably satisfactory to NCWD. If during the course of construction any of the sureties in the reasonable discretion of NCWD are or become insufficient, NCWD may require additional sufficient sureties which the Contractor shall furnish to the satisfaction of NCWD within fifteen (15) calendar days after written notice thereof.

3.1.20. Developer shall provide NCWD with a schedule for construction of the Water and Sewer System Facilities and shall keep NCWD advised of the schedule and

progress of work. The construction work hereunder shall not commence unless (a) there has been a pre-construction meeting with representatives of NCWD, Developer and Contractor in attendance; (b) NCWD has been given written notice of the name and telephone number of Contractor's job superintendent who shall be Contractor's representative at the job site and shall have authority to act on behalf of Contractor, and the name and telephone number of Contractor's alternate in the event the job superintendent is unavailable; and (c) NCWD has been given at least five (5) business days written notice of the commencement of construction. Construction of the Water and Sewer System Facilities shall commence within thirty (30) days after the pre-construction meeting and shall be completed (except for minor punchlist items) within two (2) years after commencement. Developer shall not be deemed in breach of this Agreement because of delays in completion of construction of the Water and Sewer System Facilities due to unforeseeable causes beyond the reasonable control and without the fault of Developer and/or Contractor. Developer shall include such time for completion in its agreement with Contractor.

3.1.21. Developer shall pay NCWD's prevailing charges for meters, inspection, meter setting, contract administration, Water Connection Fees, Sewer Connection Fees, meter boxes, check valves, meter jumpers and outside services then in effect upon issuance of a building permit for any residence within the Development. The prevailing charges as of the date hereof are:

(a)	Meter, meter boxes and valves	$345.64 each meter boxes and valves
(b)	Meter setting	$50.00 each
(c)	NCWD Labor, Equipment, and Material	$ Billed at Cost
(d)	Water Connection Fees (Pinetree Service Area)	$ To be determined in accordance with the applicable policy
(e)	Sewer Connection Fees	$ To be determined in accordance with the applicable policy to be adopted by NCWD
(f)	Contract Administration and Inspection	$ Billed as provided in Paragraph 3.1.22
(g)	Outside services	$ Billed at Cost
Total		$ To be determined

3.1.22 Developer shall pay to NCWD a fee for NCWD's design, inspection and contract administration costs and services equal to two point twenty-five percent (2.25%) of the Total Project Cost incurred by Developer for the design and construction of the Water and Sewer System Facilities, exclusive of any and all other payments to NCWD under Paragraph 3.1.21, above. Prior to commencement of work, Developer shall pay one-half (½) the inspection and contract administration fees owed to NCWD based on the agreement(s) between Developer and Contractor(s). Thereafter, Developer shall pay NCWD one-half (½) of the balance of such fees one (1) year after commencement of work and the remainder two (2) years after commencement of work. Any increase in the cost of design and construction by change order, or otherwise, shall result in a corresponding increase in the inspection and contract administration fees payable to NCWD.

3.1.23. All work related to construction of the Water and Sewer System Facilities is for the convenience of and at the request of Developer, who shall be solely responsible for all costs and expenses in connection therewith. NCWD shall not be responsible to Contractor or its subcontractors, suppliers or materialmen for such work. Developer shall not permit liens or claims of any type to be enforced against the Water and Sewer System Facilities, however such liens or claims may arise. Regardless of the merits of any such lien or claim, Developer shall, within ten (10) business days of the assertion thereof, cause said claim to be discharged or provide a bond releasing such claim, in a form reasonably satisfactory to NCWD.

3.1.24. The agreement between Developer and Contractor shall require that: (a) Contractor shall conduct its operations so as to avoid injury or damage to any person or property, and to minimize any obstruction and inconvenience to the public; (b) Contractor shall comply with all applicable laws or regulations relating to the work under the agreement with Developer, including safety measures applicable in particular operations or kinds of work; (c) Contractor shall provide and maintain such fences, barriers, directional signs, lights, and flag men as are necessary to give adequate warning to the public at all times of any dangerous conditions to be encountered as a result of the construction work and to give directions to the public; and (d) Contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during construction of the Water and Sewer System Facilities.

3.1.25. Developer guarantees all work against defects in workmanship or materials for a period of one (1) year after NCWD's acceptance of the Water and Sewer System Facilities. Developer shall repair or remove and replace any and all such work, together with any other work which may be displaced in so doing, that is found to be defective in workmanship and/or materials within said one (1) year period, without expense whatsoever to NCWD. In the event of a failure by Developer to comply with the above-mentioned conditions within seven (7) business days after being notified in writing, NCWD shall be entitled to have the defects remedied and the work repaired or replaced at the expense of Developer. Developer agrees to pay all such expenses promptly on demand therefore by NCWD. The performance bond and the payment bond shall continue in full force and effect for the guarantee period. Additionally, Developer shall provide NCWD with any manufacturer warranties that may be applicable to materials or equipment included in the Water and Sewer System Facilities.

3.1.26. Developer shall protect and maintain the Water and Sewer System Facilities through completion thereof and until transferred to NCWD pursuant to Paragraph 3.1.27, below. In the event all or any part of the Water and Sewer System Facilities are damaged or destroyed prior to Developer transferring the same to NCWD, Developer shall repair or replace said Facilities without cost to NCWD.

3.1.27. Upon completion of construction, the Water and Sewer System Facilities shall be transferred and conveyed by Developer to NCWD free and clear of all liens, claims and encumbrances and shall become the property of NCWD upon acceptance thereof for operation, maintenance, and repair by NCWD. NCWD may require Developer to provide a

deed, bill of sale, or other instrument of conveyance, conveying the Water and Sewer System Facilities from Developer to NCWD.

3.1.28. Should the Property or Development require irrigation water, Developer shall apply for service through a separate meter in accordance with NCWD rules and regulations. NCWD reserves the right to limit irrigation water to off-peak hours between 10:00 p.m. and 3:00 a.m. except for the landscape installation period. Developer shall cause its landscaping to be planted over a reasonable period of time so that portions of the landscaping will be watered in sequence rather than all at one time. NCWD will not be liable for any losses or damages to the landscaping due to the lack of water.

3.1.29. Developer shall provide NCWD with an estimate of the amount of water required for irrigation including irrigation of slopes, green belts, parkways and open spaces. The estimate shall include the daily water demand. Developer shall also provide NCWD with a written statement showing the types of sprinklers and controllers it proposes to use. Developer's irrigation system shall include sensors for moisture, temperature and wind, and devices which will turn off water when there is adequate moisture in the ground, when the temperature is excessively warm and when there is excessive wind. When Developer provides NCWD with its estimated irrigation needs, Developer's report shall include the period commencing with initial planting through the period when the landscaping is established.

3.1.30. Before NCWD will provide Water Service to the Development, and at least two (2) weeks prior to pouring concrete footings and foundation slabs for residences

and any other improvements constructed within the Development, Developer must request temporary meter jumpers. Developer will be responsible for providing a list of names and lot numbers, along with maps pertaining to the jumper request. Developer shall also be responsible for obtaining the jumpers from the NCWD warehouse and for their installation. Upon jumper installation, a water account will be established and a Twenty-Four Dollar ($24.00) monthly flat fee will be charged for each jumper. Jumpers will be used at individual lots in the Development solely for plumbing pressure tests, concrete, block or brick finish work, plastering, scratch, brown and color coat, and labor and tool clean-up. All other use of jumpers is prohibited and will be considered as unauthorized water use under NCWD's Rules and Regulations. Landscape meters must be requested prior to hydro seeding of hillsides and greenbelt areas, or any other landscaping in the Development. At least one week prior to landscaping individual lots within the Development, Developer shall request meter boxes. Developer will be responsible for obtaining all meter boxes from the NCWD warehouse, and installing meter boxes to final grade behind the sidewalks. Developer shall also be responsible for locating and digging out angle stops, verifying angle stop size, type and correct positions, and cutting of angle stop down to grade per NCWD specifications. Upon inspection by NCWD and the above criteria being met, meters will be installed by NCWD. Developer also shall be responsible for ensuring that the Contractor, and any subcontractors working at the Development, comply with NCWD rules and regulations regarding setting, location, and maintenance of meters during construction.

3.1.31. Developer shall have the responsibility to ascertain the fire flow requirements for the Property and the Development. NCWD neither guarantees nor agrees to

supply water in any specific quantities, qualities or pressures for fire flow, domestic use or for any other purpose whatsoever and no such obligations shall be implied.

3.1.32. Developer hereby agrees to indemnify, defend and hold harmless NCWD from all claims, liabilities, causes of action, liens, expenses, or damages of any type, including reasonable attorneys' fees and expenses, incurred by NCWD arising from any claim, action or proceeding under the California Environmental Quality Act (California Public Resources Code §§21000, et seq.) related to the Development or connected in any way with the Water or Sewer System Facilities constructed by Developer or from any challenges to this Agreement or NCWD's right and authority to enter into or perform under this Agreement. With respect to any claim for which NCWD has requested indemnification under this Section 3.1.32, Developer shall assume the defense of any related litigation, arbitration or other proceeding, provided that NCWD may, at its election and expense, participate in such defense. At Developer's reasonable request, NCWD will cooperate with Developer in the preparation of any defense to any such claim, and Developer will reimburse NCWD for any reasonable expenses incurred in connection with such request.

3.1.33. A failure by Developer to complete construction of the Water System Facilities and commence Water Service to the Development within five (5) years from the effective date of this Agreement shall relieve NCWD of any obligation to provide water service to the Development under this Agreement. However, the Parties recognize that completion of the entire Development within that time frame may not reasonably be assured. Therefore, NCWD agrees to extend the time for commencement of water service for an

additional two (2) years, provided Developer: (a) undertakes the construction of the Facilities within sixteen (16) months after execution of this Agreement; (b) demonstrates that it is proceeding with reasonable diligence to complete the Development; and (c) applies for an extension of time before this Agreement expires. Further, if the seven (7) year period noted above in this subparagraph has expired and Water Service to the Development has not commenced despite Developer's diligent good-faith performance of all obligations under this Agreement, Developer may request in writing a further extension of the deadline to commence Water Service to the Development to a date certain, which request may be granted or denied by NCWD, in its sole discretion.

3.2. NCWD REQUIREMENTS AND OBLIGATIONS. Promptly upon full performance of this Agreement by Developer and full and complete compliance with NCWD's Rules and Regulations, and provided there is an adequate supply of water available, NCWD shall provide Water Service and Sewer Service to the Development in accordance with NCWD's Rules and Regulations.

3.3. DEVELOPER AND NCWD AGREE:

3.3.1. Neither Developer, nor the Contractor is the agent or representative of NCWD. Neither has any authority to bind NCWD.

3.3.2. Developer acknowledges that NCWD's water supply may be a blend of groundwater and State Water Project water and, as a result, certain chemicals and

minerals may concentrate in NCWD's water supply. Developer acknowledges that it may be the nature of the water to be corrosive and have corrosive effects on water facilities. Developer acknowledges that certain materials utilized for the conveyance of water may be more susceptible than others to corrosion and its related effects.

3.3.3. NCWD will not provide any type of Water Service to the Property and/or Development unless and until: (i) Developer has designed and constructed the Water and Sewer System Facilities and said Facilities have been donated to and accepted by NCWD as contemplated by this Agreement; (ii) all fees, charges and other amounts due to CLWA and NCWD hereunder, by law and in accordance with the applicable Rules and Regulations of CLWA and NCWD, have been paid; and (iii) all requirements of CEQA have been met with respect to the Development.

4. MISCELLANEOUS PROVISIONS.

4.1. At any action at law or in equity, including an action for declaratory relief seeking to interpret or enforce the terms of this Agreement, the prevailing Party shall be entitled to recover a reasonable amount as attorneys' fees and costs incurred in prosecuting or defending such action, including any dispute submitted to arbitration, in addition to any other relief to which the Party is entitled.

4.2 Except as may otherwise be provided herein, the rights and obligations of Developer under this Agreement are not assignable without the written consent of NCWD and

any prior written consent of NCWD shall not operate to release, excuse or discharge Developer from any of its obligations under this Agreement.

4.3. This Agreement and the application or interpretation thereof shall be governed exclusively by its terms and by the laws of the State of California. Venue for all purposes shall be deemed to lie within Los Angeles County, California, and any action to enforce this Agreement or for any remedies, damages or other relief shall be brought only in the State Courts of the State of California for the County of Los Angeles or in the United States District Court, Central District of California.

4.4. Subject to the provisions relating to assignment, each and all of the terms, conditions and agreements herein contained shall be binding upon and inure to the benefit of the successors and assigns of the Parties hereto.

4.5. This Agreement constitutes the entire agreement of the Parties with respect to the subject matter hereof and no amendment, modification or alteration of the terms hereof shall be binding unless the same is in writing, dated subsequent to the date hereof and duly approved and executed by each of the Parties.

4.6. Developer represents that the person or persons executing this Agreement on its behalf have the full and complete authority to do so, and NCWD represents and warrants

that the execution of this Agreement by its representative has been duly authorized by NCWD's Board of Directors.

Executed at SANTA CLARITA, California.

NEWHALL COUNTY WATER DISTRICT

By: _____

Its: General Manager

PARDEE HOMES, a California corporation

By: _____

Its: James C. Bizzelle, III
Vice President, Community Development

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 48086 (Amend.)

TENTATIVE MAP DATED 08-14-2018

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

1. A water system maintained by the water purveyor (including off-site pump station), with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

2. Provide a "Written Verification" and supporting documents from the water supplier to indicate the availability of a "Sufficient Water Supply" as required per Section 66473.7 of the Subdivision Map Act (SB 221) prior to filing any map or parcel map to the satisfaction of Public Works and the Department of Regional Planning.

3. Install off-site water mainline to serve this subdivision to the satisfaction of Public Works.

4. Easements (including off-site easements) shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.

5. Submit landscape and water efficient plans for each open space lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.

TK Prepared by Tony Khalkhali Phone (626) 458-4921 Date 09-04-2018
tr48086-4wa-new.doc

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

CASE NUMBER:	RPPL2018004065	MAP DATE:	August 14, 2018
PROJECT NUMBER:	TR48086 – Amendment Map and Amendments to DPW conditions and Traffic Mitigation Measure.		

THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THE PROPOSED AMENDMENTS AS PRESENTLY SUBMITTED.

ALL PREVIOUSLY APPROVED FIRE DEPARTMENT CONDITIONS AND REQUIREMENTS ARE STILL APPLICABLE TO THE PROJECT.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.

Reviewed by: Juan Padilla Date: September 11, 2018

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **48086**	DRP Map Date: **08/14/2018**	SCM Date: **09/20/2018**	Report Date: **09/11/2018**
Park Planning Area # **43B**	CSD: **N/A**		Map Type: **Amendment Map - Tract**

Total Units	= Proposed Units	+ Exempt Units
492	**492**	**0**

Park land obligation in acres or in-lieu fees:

ACRES:	**4.59**
IN-LIEU FEES:	**$167,145**

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

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

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

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

The park obligation for this development will be met by:

Contributing $167,145 in park improvements.

Trails:

See also attached Trail Report

Comments:

Developer shall receive Quimby credit for private park improvements up to $167,145 and shall otherwise bear the entire costs to complete the private parks.
Quimby Obligation was calculated based on fee schedule in effect on 08/03/2004 Board approval date.
The Department has no objections to the amendment request, but recommends additional changes included in the attached memo.

For further information or to schedule an appointment to make an in-lieu fee payment:
Please contact Clement Lau at (626) 588-5301 or Loretta Quach at (626) 588-5305
Department of Parks and Recreation, 1000 S. Fremont Avenue, Unit #40. Building A-9 West, 3rd Floor. Alhambra, California 91803.

By: Kathline King
Kathline J. King, Chief of Planning

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **48086**	DRP Map Date: **08/14/2018**	SCM Date: **09/20/2018**	Report Date: **09/11/2018**
Park Planning Area # **43B**	CSD: **N/A**		Map Type: **Amendment Map - Tract**

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

(P)eople x (0.0030) Ratio x (U)nits = (X) acres obligation
(X) acres obligation x RLV/Acre = In-Lieu Base Fee

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
U = Total approved number of Dwelling Units.
X = Local park space obligation expressed in terms of acres.
RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **492** = Proposed Units **492** + Exempt Units **0**

Park Planning Area = **43B**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.11**	**0.0030**	**492**	**4.59**
M.F. < 5 Units	**2.08**	**0.0030**	**0**	**0.00**
M.F. >= 5 Units	**2.51**	**0.0030**	**0**	**0.00**
Mobile Units	**2.40**	**0.0030**	**0**	**0.00**
Exempt Units			**0**	**0.00**
TOTAL			**492**	**4.59**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	4.59	$36,415	**$167,145**

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
			Total Provided Acre Credit:	**0.00**

Acre Obligation	Public Park Credit	Net Obligation	RLV / Acre	In-Lieu Fee Due
4.59	0.00	4.59	$36,415	**$167,145**

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"

John Wicker, Director | Norma E. Garcia, Chief Deputy Director

September 11, 2018

TO: Steven Jones
Principal Regional Planner
Department of Regional Planning

FROM: Kathline J. King
Chief of Planning

SUBJECT: **PROPOSED MODIFICATIONS TO CONDITIONS OF APPROVAL FOR SPRING CANYON PROJECT VTTM 48086**

The proposed modifications to the original conditions of approval and Mitigation Monitoring Program for the Spring Canyon Project (VTTM 48086) has been reviewed by the Department of Parks and Recreation (the Department). We have no objections to the amendment request, but recommend the following changes to be included:

Condition No. 1 – The Department recommends the modification below:

1. Dedicate natural open space Lot 510 and Lot 502 to the County or another public agency.

Condition No. 5 – The proposed modification below is acceptable with one additional recommendation from the Department

Prior to the ~~Department clearing the first final (unit) map~~ issuance of Building Permit of first residential unit:

5.1 Enter into Park and Trail Development Agreement (PDA) with the Department for development of the parks on Lot 497 (active park) and Lot 495 (passive park) and post Faithful Performance and Labor and Materials bonds with the Department to cover design and construction of the parks and trails in accordance with cost estimates for the parks and trails. The PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on August 8, 2006, and the content of the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works (DPW).

Thank you for including this Department in the review of this document. For trail-related questions, please contact Robert Ettleman at (626) 588-5323 or by email at rettleman@parks.lacounty.gov. For all other questions, please contact Loretta Quach at (626) 588-5305 or by email at lquach@parks.lacounty.gov.

KK:LQ:nr

c: Raintree Investment Corporation (M. Villalobos)
Carolyn Ingram Seitz & Associates (C. Seitz)
Parks and Recreation (C. Lau, M. O'Connor, L. Quach, R. Ettleman)

COUNTY OF LOS ANGELES
Public Health

LOS ANGELES COUNTY
HEALTH AGENCY

BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

CYNTHIA A. HARDING, M.P.H.
Chief Deputy Director

ANGELO J. BELLOMO, REHS, QEP
Deputy Director for Health Protection

TERRI S. WILLIAMS, REHS
Director of Environmental Health

BRENDA J. LOPEZ, REHS
Assistant Director of Environmental Health

5050 Commerce Drive

Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

BOARD OF SUPERVISORS

Hilda L. Solis
First District

Mark Ridley-Thomas
Second District

Sheila Kuehl
Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

September 17, 2018 / update

Amendment to 48086-4_RPPL2017004065
PLANNER: Steven Jones
LOCATION: Spring Canyon, Santa Clarita

SUBJECT: RPPL 2018004065

The Department of Public Health Environmental Health Division reviewed the project that will be utilizing public water from the Newhall County Water District and public sewerage. This is an addendum to the certified final EIR, MMRP for TR48086 aka Spring Canyon. The Department *recommends clearance approval* of the Map amendment.

For any questions regarding the report, please contact Vincent Gallegos at (626)430-5380 or vgallegos@ph.lacounty.gov

Prepared by:
Vincent Gallegos, REHS
Environmental Health Specialist IV

Planner: Shanna Fawley-Judkins
SD-3

SPRING CANYON

Amended Vesting Tentative Tract No. 48086

County of Los Angeles, State of California

LOT AREAS

LOT SCHEDULE

LOT SCHEDULE BY ZONE

SEE SHEET 5

SEE SHEET 3

SEE SHEET 4

GENERAL NOTES

VICINITY MAP

UTILITIES AND SERVICES:

OAK TREES:

EASEMENTS:

DRAINAGE EASEMENTS

LOT SCHEDULE:

BENCHMARK

EASEMENT NOTES

ITEM NO.	EASEMENT HOLDER	PURPOSE OR TYPE	WIDTH	LOCATION (IF APPROX. OR BLANKET ENTER)	RECORDING #
1	STATE OF STATE OF CALIFORNIA	RIGHT TO ITEM	—	PAP 8998, LE E. HALF OF SEC 8, 5N, 17W, SBBM	17788-712 O.R.
2	COUNTY OF LOS ANGELES	S.D. & SLOPES	VARIES	AS SHOWN	4289H-388 O.R.
3	SO CAL GAS CO	GAS PIPELINE	40'	AS SHOWN	81963-276 O.R.
4	STATE OF CALIFORNIA	HIGHWAY SLOPES	VARIES	AS SHOWN	8962-388 O.R.
5	HARVEY C. MOORE & MARY E. MOORE	PARCELS A &PARCEL	—	AS SHOWN	B.K. 83388-426, PAC. 347/88 AND D.R. 87788-821, REC. 7/88/87 TO BE RELOCATED
6	HARVEY C. MOORE & MARY E. MOORE	WATER LINE	10'	AS SHOWN	D.R. 83388-426, REC. 347/88
7	SO CAL GAS CO.	PIPELINE	10'	AS SHOWN	D.R. 81963-276 REC. 12/04/86
8	LACFCD	STORM DRAIN/ INCIDENTAL WORKS	40' & VARIES	AS SHOWN	O.R. IN CLOSED REC. 7/24/63

LEGEND

1ST R/W - TYPICAL SECTION

60' R/W - TYPICAL SECTION

64' R/W - TYPICAL SECTION

TYPICAL STREET SECTIONS

SUBDIVIDER

OWNER/DEVELOPER

SANTA CLARITA LAND, LLC
1575 SPYGLASS DRIVE, SUITE 205
VENTURA, CA 93003-4380
PHONE: (805) 647-7067

AMENDMENT

LEGAL DESCRIPTION

A PORTION OF SECTION 8 & 17, TOWNSHIP 4 N, RANGE 14 W, S.B.B.M., IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

REVISION

RBF CONSULTING

AMENDED VESTING TENTATIVE TRACT MAP NO.

48086

IN THE UNINCORPORATED TERRITORY OF LOS ANGELES COUNTY
COUNTY CASE NO. _____

SHEET 1 OF 6

AMENDED VESTING TENTATIVE TRACT MAP NO.
48086
IN THE UNINCORPORATED TERRITORY OF LOS ANGELES COUNTY
COUNTY CASE NO. _____

SHEET 2 OF 6

RBF CONSULTING
PLANNING & DESIGN & CONSTRUCTION

REVISION

DATE: 5/3/2010

OWNER/DEVELOPER
SUNSET DIAMOND LAND DEVELOPMENT, LLC
1125 SPINNAKER DRIVE, SUITE 205
VENTURA, CA 93001-4380
PHONE: (805) 642-8567

LEGAL DESCRIPTION
A PORTION OF SECTION 8 & 17, TOWNSHIP 4 N, RANGE 14 W, SBBM,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

AMENDMENT
INCLUDING EDUCATIONAL FACILITY, PARK, AND OPEN SPACE AREAS

PHASING PLAN

GRAPHIC SCALE
0 250 500 750

PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5

TYPICAL MULTI-USE TRAIL CROSS SECTIONS IN UNDISTURBED AREA

MULTI-USE TRAIL OR DESIGNED IN UNDISTURBED AREA

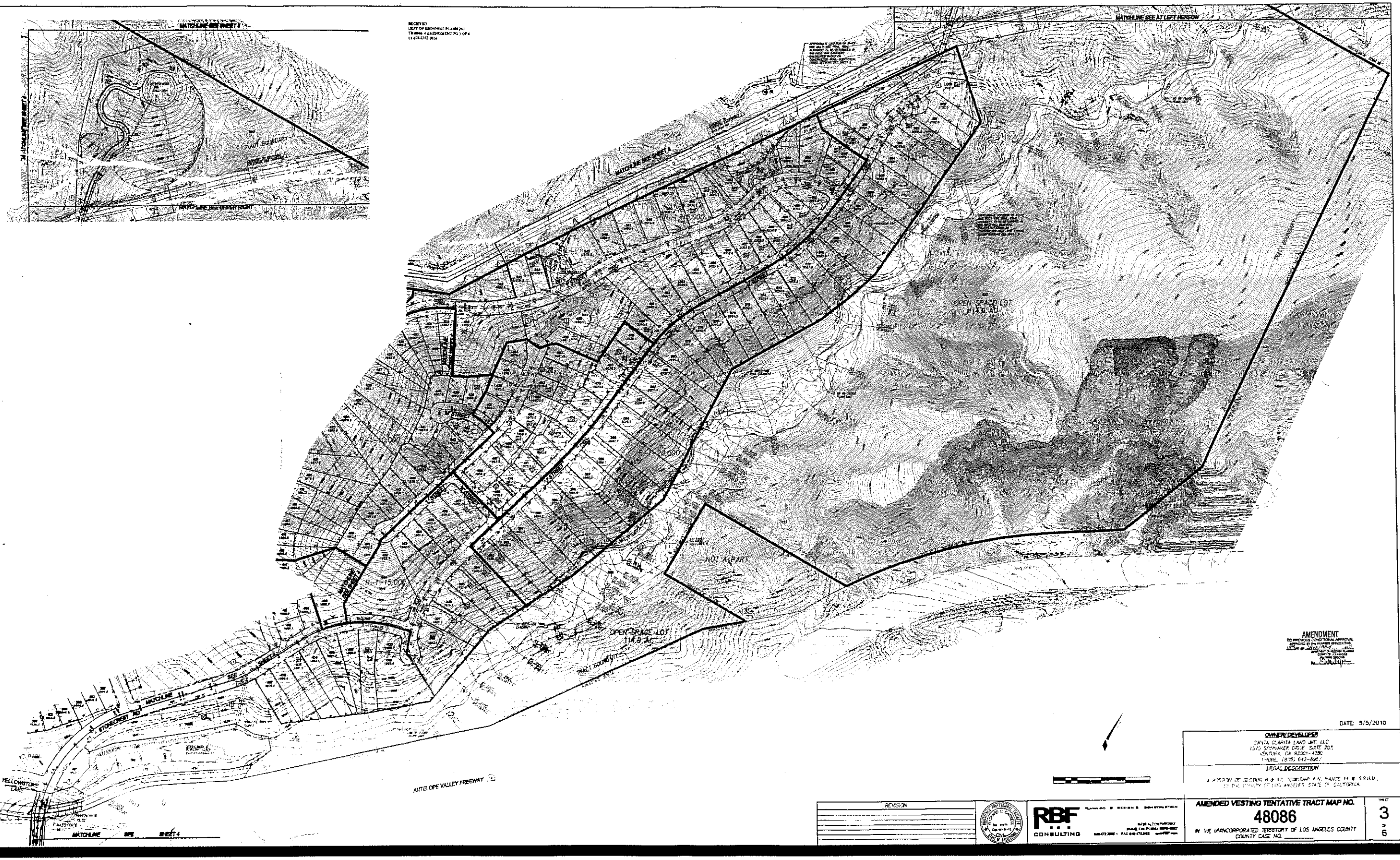
PLAN VIEW

SECTION A-A

SECTION B-B

TYPICAL MULTI-USE TRAIL CROSS SECTIONS IN UNDISTURBED AREA

RECEIVED
SUNSET DIAMOND RANCH
TENTATIVE & VESTING TRACT #
16 AUGUST 2010



RECEIVED
DEPT OF REGIONAL PLANNING
This is a DEPARTMENT COPY OF A
11 AUGUST 2016

AMENDMENT
TO PREVIOUS CONDITIONAL APPROVAL
APPROVED BY THE HEARING OFFICER ON
JANUARY 2017
SUBSEQUENT TO PREVIOUS APPROVAL
APPROVED BY THE REGIONAL PLANNING
COMMISSION ON
By

DATE: 5/5/2010

OWNER/DEVELOPER
CANYA CLARITA LAND LLC
1510 SCHUMACHER DRIVE, SUITE 201
WESTLAKE, CA 91361-4156
PHONE: (805) 640-6464

LEGAL DESCRIPTION
A PORTION OF SECTION 8 & 17, TOWNSHIP 4 N., RANGE 14 W. S.B.B.M.,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

REVISION

RBF CONSULTING

AMENDED VESTING TENTATIVE TRACT MAP NO.
48086
IN THE UNINCORPORATED TERRITORY OF LOS ANGELES COUNTY
COUNTY CASE NO.

SHEET 3 OF 6

AMENDED VESTING TENTATIVE TRACT MAP NO.
48086
IN THE UNINCORPORATED TERRITORY OF LOS ANGELES COUNTY
COUNTY CASE NO.

RBF CONSULTING

SHEET 4 OF 6 SHEETS

DATE: 9/3/2010

AMENDMENT

OWNER'S DEVELOPER

LEGAL DESCRIPTION

A PORTION OF SECTION 9 & 17, TOWNSHIP 4 N, RANGE 14 W, SBBM,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

YELLOWSTONE LANE - SECTION P-P

YELLOWSTONE LANE - SECTION C-C

YELLOWSTONE LANE - SECTION B-B

DETAIL B
STONECREST ROAD
TYPICAL SECTION
NOT TO SCALE

DETAIL A
STONECREST ROAD
UNDER CROSSING
SCALE 1"=40'

DETAIL C
APPROVED CUL-DE-SAC
OFF-SITE SCHOOL DRIVING
SCALE 1"=100'

TRACT NO. 38943-02

SEE DETAIL C ABOVE FOR APPROVED CUL-DE-SAC OFF-SITE SCHOOL DRIVING

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 5

YELLOWSTONE LANE

ANTELOPE VALLEY FREEWAY N

SOLEDAD CANYON RD

SHERRY STATION

STONECREST ROAD

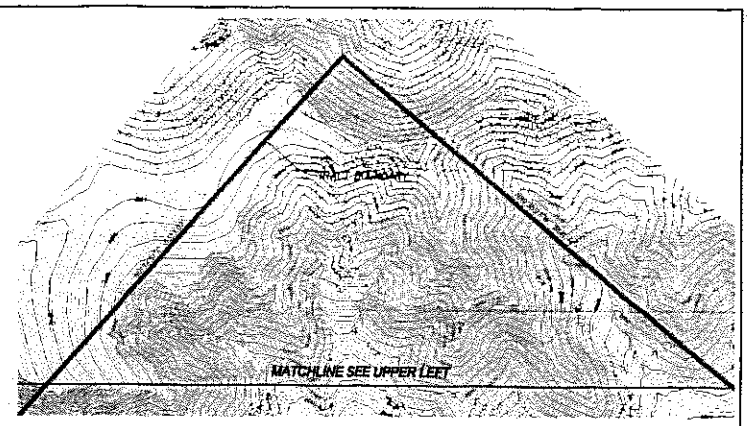
RESERVOIR PARK

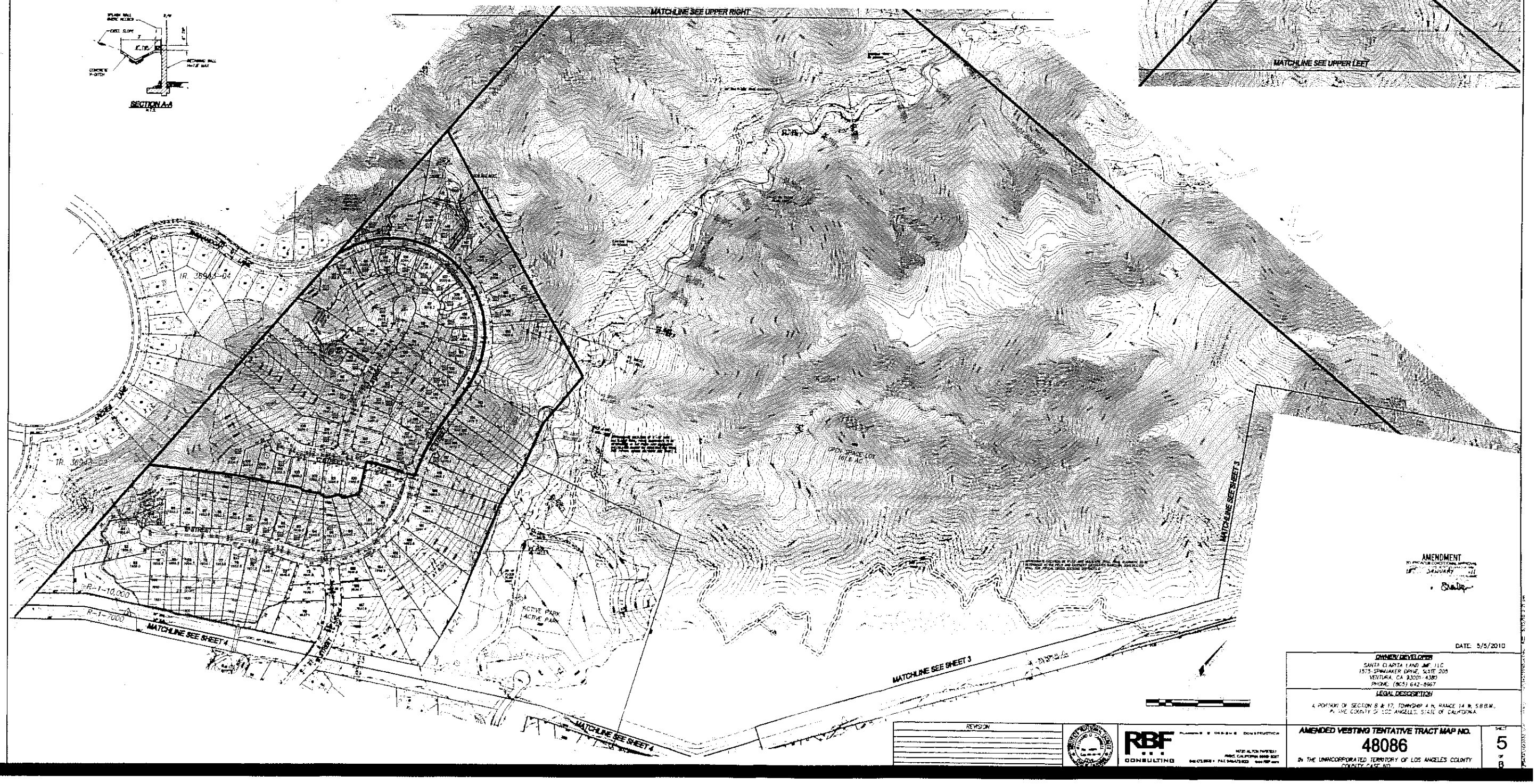
ACTIVE PARK

RESERVOIR

TRACT NO 38943-01

RECEIVED
DEPT OF REGIONAL PLANNING
[illegible]





AMENDMENT
[illegible]
JANUARY [illegible]

DATE: 5/5/2010

OWNER/DEVELOPER
SANTA CLARITA LAND [illegible], LLC
1575 SPINNAKER DRIVE, SUITE 205
VENTURA, CA 93001-4380
PHONE: (805) 642-8967

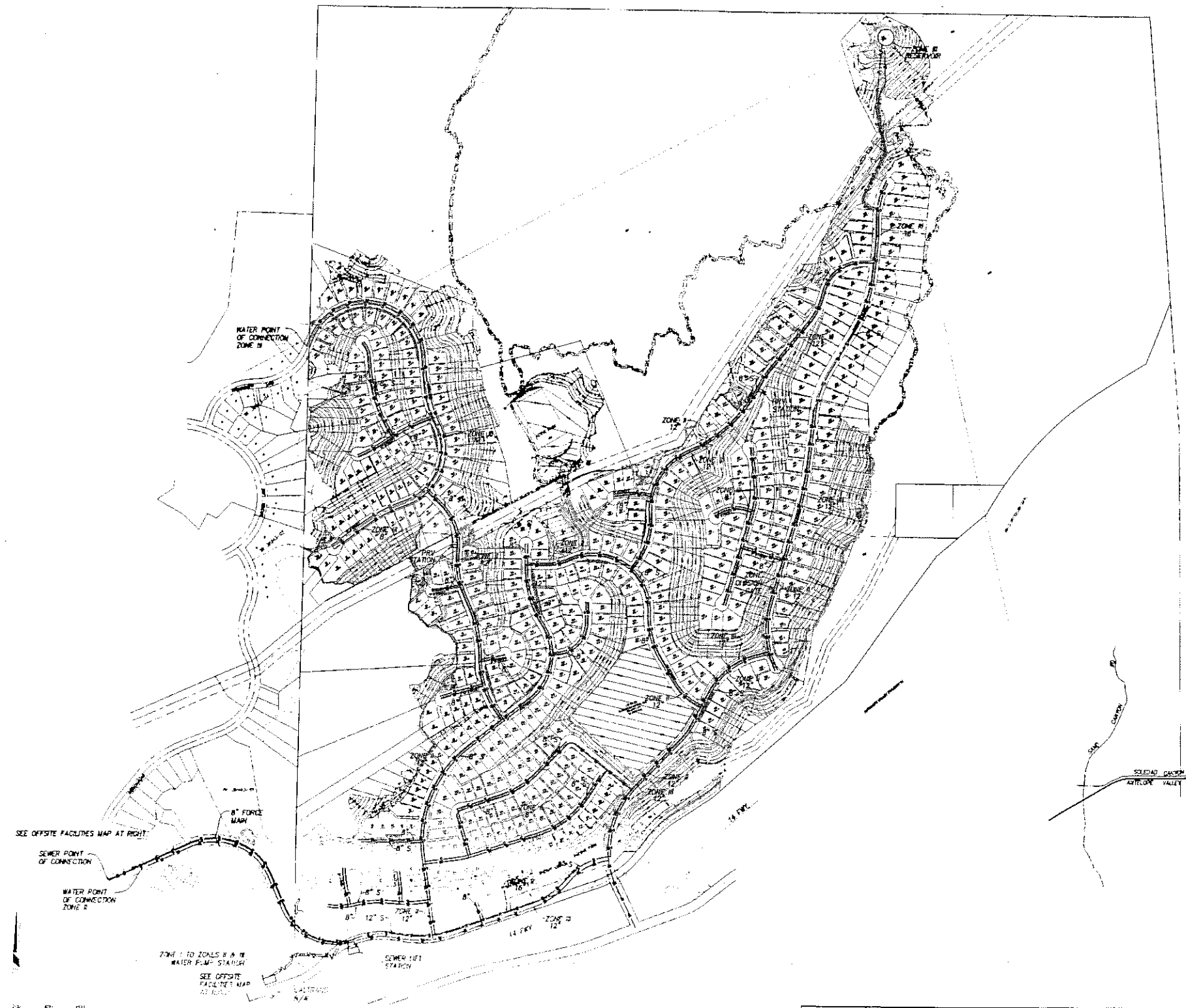
LEGAL DESCRIPTION
A PORTION OF SECTION 8 & 17, TOWNSHIP 4 N, RANGE 14 W, S.B.B.M.,
IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

REVISION

RBF CONSULTING

AMENDED VESTING TENTATIVE TRACT MAP NO.
48086
IN THE UNINCORPORATED TERRITORY OF LOS ANGELES COUNTY
COUNTY CASE NO.

SHEET 5 OF 8



OFFSITE WATER & SEWER FACILITIES MAP
NOT TO SCALE

AMENDMENT
TO PREVIOUS CONDITIONAL APPROVAL

PROPOSED WATER & SEWER SYSTEM EXHIBIT

DATE: 5/5/2010

OWNER/DEVELOPER
SANTA CLARITA LAND, LLC
1575 SPINNAKER DRIVE, SUITE 205
VENTURA, CA 93001-4380
PHONE: (805) 642-8567

LEGAL DESCRIPTION
A PORTION OF SECTION 8 & 17, TOWNSHIP 4 N, RANGE 14 W, S.B.B.M., IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

NO.	REVISION

RBF CONSULTING — PLANNING · DESIGN · CONSTRUCTION

AMENDED VESTING TENTATIVE TRACT MAP NO.
48086
IN THE UNINCORPORATED TERRITORY OF LOS ANGELES COUNTY
COUNTY CASE NO.

SHEET 6 OF 6

ADDENDUM TO ENVIRONMENTAL IMPACT REPORT
FOR FOURTH AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 48086
PROJECT NO. 96-044-(5)

1. Existing Entitlements

a. On August 3 2004, the Board of Supervisors approved Vesting Tentative Tract Map ("VTTM") No. 48086, Plan Amendment ("PA") No. 96-044, Zone Change ("ZC") No.96-044, Conditional Use Permit ("CUP") 96-044 and Oak Tree Permit ("OTP") No. 96-044, certified the final Environmental Impact Report ("EIR") and adopted the Findings and Statement of Overriding Considerations ("Findings and SOC") and incorporated the Mitigation Monitoring and Reporting Program ("MMRP") into the conditions of approval. The subject property is located north of the Antelope Valley Freeway and Soledad Canyon Road in the Soledad Zoned District.

b. The approved VTTM and CUP authorized creation of clustered hillside residential development of 542 single-family residence lots, a fire station lot, a sheriff sub-station lot, two park lots and three open space lots on 548.1 gross acres.

c. The PA and ZC authorized the urban land use category of the Santa Clarita Valley Areawide Plan and Zone R-1-6,000 (Single-family Residential, 6,000 Square Feet Minimum Required Area) on 62.51 acres of the site, Zone R-1-7,000 (Single-family Residential, 7,000 Square Feet Minimum Required Area) on 60.57 acres of the site, Zone R-1-8,000 (Single-family Residential, 8,000 Square Feet Minimum Required Area) on 6.97 acres of the site, Zone R-1-10,000 (Single-family Residential, 10,000 Square Feet Minimum Required Area) on 58.35 acres of the site, Zone R-1-15,000 (Single-family Residential, 15,000 Square Feet Minimum Required Area), Zone R-1-20,000 (Single-family Residential, 20,000 Square Feet Minimum Required Area) on 27.36 acres of the site, Zone A-2 (Heavy Agricultural) on 306.4 acres of the site..

d. The original OTP authorized removal of four oak trees and their replacements in accordance with County Code provisions.

e. A subsequent oak tree permit was also authorized removal of four additional oak trees that had subsequently grown to ordinance-size and their replacements.

f. Mitigation measures identified in the approved EIR and MMRP, and imposed on the project as a condition of approval, include the following categories: geotechnical, fire hazard and fire protection, traffic/access, education, water services, environmental safety, library services, flood hazard, noise, biological resources, cultural resources, sewage disposal, sheriff protection, solid waste, recreation, visual qualities.

g. First, second and third amendments to the vesting tentative tract map requested by the Sulphur Springs School District, Newhall County Water District and the Los Angeles County Department of Public Works, authorized changes including relocation of a school site, adjustment of lot lines and lot configurations, redesign of park site, street pattern revisions, relocation of a water reservoir, drainage facilities and desilting basin changes, wildlife corridor changes, street section changes for added retaining walls, addition of a sewer lift station, stream course protection changes, grading changes, and clarified language to conditions of approval and mitigation measures..

2. Proposed Entitlement Modifications

The proposed project changes require the Fourth amendment to VTTM No. 48086 and an Addendum to the certified final EIR.

3. Proposed Amendment to Vesting Tentative Tract Map No. 060922

The fourth amendment to the VTTM, proposes the following:

a. Adjustment of timing triggers of compliance with conditions of approval and mitigation measure related to grading and road and infrastructure improvements, parks and trails improvements and landscaping installation.

b. Clarifications for responsible parties for implementation of mitigation measures.

c. All applicable Conditions of Approval for VTTM 48086, CUP 96-044 and OTPs 96-044 and 201300017 shall remain in effect for this proposed Fourth Amendment to VTTM 48086 except for those conditions specifically called out to be modified by these entitlements (see attached Amendment Map Conditions).

4. CEQA Addendum Findings Pertaining to Project Modifications

CEQA Guidelines section 15164 authorizes a Lead Agency to prepare an Addendum to a previously certified EIR if changes or additions to the document are necessary, but none of the conditions described in Section 15162 are present, as described below:

- No substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

- No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new potentially significant environmental effects or a substantial increase the severity of previously identified potentially significant effects;

- No new information of substantial importance, which was not known, and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted as complete has arisen:

    - Therefore the project will not have one or more significant effects not discussed in the previous EIR;

        - Potentially significant effects previously examined will not be substantially more severe than shown in the previous EIR:

            - No new mitigation measures or alternatives previously found to be infeasible have been found to be feasible but declined by the project proponent to be adopted; and

- No new mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR, and that would substantially reduce one or more potentially significant effects on the environment, have been found and declined by the project proponent to be adopted.

The final EIR certified by the Board of Supervisors on August 3, 2004, analyzed the following potential project impacts: visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and cumulative global climate change. The Board found that implementation of the project would result in unavoidable significant effects. The Board found the benefits of the project outweighed those potential unavoidable adverse impacts and they were determined to be acceptable based upon the overriding considerations set forth in the Findings and SOC.

Following are comparisons between the originally approved project and the proposed modified project of the potential impacts identified in the EIR:

COMPARISON OF IMPACTS

DESCRIPTION OF POTENTIAL IMPACTS	EXISTING 542-UNIT PROJECT	MODIFIED PROJECT	DESCRIPTION OF MODIFICATIONS
Project Description	Spring Canyon	Amended Spring Canyon	542 SFR lots, fire station lot, sheriff substation lot, two park lots and open space on 548.1 gross acres.
Project-specific Geotechnical	Slope stabilization by buttress fills	No change.	N/A.
	Address landslides by removal and replacement of compacted fill, buttressing or place area in "Restricted Use Areas", as applicable.	No change.	N/A.
	Subdrain outlet in Spring and Tapie Canyons, concrete headwalls.	No change.	N/A.
	Grading plan required.	No change.	N/A.
Project-specific Fire Hazard and Protective Services	Graded, future fire station lot.	No change.	N/A.

	Assess value of fire station lot prior to issuance of building permits.	No change.	N/A.
Project-specific Noise	Construction of 6' high solid wall along the property lines of lots adjacent to the freeway.	No change.	N/A.
	All windows and glass doors facing the freeway on lot nos. 505-521 and lot no. 533 shall be glazed with STC 32 glazing.	No change.	Lot numbers updated.
Project-specific Biological Resources	Deed restrict open space lots from future development and manage as natural reserves for the life of the project.	No change.	Final map to note open space.
	Open space management plan ("OSMP")	No change.	N/A.
	Site survey.	No change.	N/A.
	Wildlife corridor mitigation plan.	No change.	N/A.
	Construct separate 8' wide trail.	No change.	N/A.
	Improve and construct natural habitat connectivity from Spring Canyon to the project site underpass with native vegetation.	Use locally native vegetation.	Clarification includes opportunity to employ vegetation that naturally occurs on the site.
	Install a 60" concrete pipe under proposed Valley Canyon Road for wildlife underpass crossing.	Install a 5'5" tall by 7'8" wide with arched culvert.	Allows wildlife to more easily access the existing culvert for safe crossing; a culvert is more likely to be used.

	Pull back grading on lot nos. 8, 9, 12 and 13.	No change.	Lot numbers updated.
	Install and construct a 12' wide, landscaped parkway to facilitate wildlife movement from open space through the project site.	No change.	Update to include locally indigenous/native vegetation.
	Eliminate stream encroachment and narrowing of the existing corridor in the vicinity of lot nos. 400-403.	No change.	Lot numbers updated.
	Develop an aggressive revegetation plan for the project.	No change.	Update to include locally indigenous/native vegetation.
	Only use locally native landscaping and restrict in the CC&Rs.	No change.	Update to include locally indigenous/native vegetation.
	Place a low wall, approximately 3' in height at the brow of the slopes on all lots adjacent to preserved open space areas.	No change.	N/A.
	Place deed restriction on the south- and east-facing slopes of Spring Canyon within designated private lots.	No change.	Clarification needed for distinguishing Spring and Tapie Canyons.
	Salvage topsoil on south- and west-facing slopes of Spring Canyon for replacement there.	No change.	N/A.
	Reconstruct/re-contour stream course and slopes.	No change.	N/A.

	Relocate, where feasible, the holly-leaved cherry trees to Spring Canyon.	No change.	Attempts failed, re-attempt required to take place in dedicated open space.
	Replacement of scrub oaks within dedicated open spaces.	No change.	N/A.
	Gather and store seed for dispersal within Spring Canyon.	No change.	N/A.
	Consult Fire Department for fuel modification zones.	No change.	N/A.
	Mitigate lighting of open spaces.	No change.	N/A.
	Buffer open space.	No change.	N/A.
	Incorporate education signposts on hiking and riding trails.	No change.	N/A.
	Minimize brush clearance.	No change.	N/A.
	Allow non-native groundcover only in setback and irrigation zones (Zones A and B). No non-natives elsewhere.	No change.	N/A.
	Incorporate on-site signage and CC&R provisions for open space access prohibition.	No change.	N/A.

	Development landscaping to be planted with non-invasive plants native to the area with no noxious weeds.	No change.	N/A.
	Incorporate signs for pet prohibition in open spaces.	Responsible party change.	There is no conservation district being created.
	Incorporate signs for trapping, shooting, or poisoning native predators prohibition.	Responsible party change.	There is no conservation district being created.
	Filter stormwater runoff.	No change.	N/A.
	Use bio-filters, where feasible.	No change.	N/A.
	Use "least toxic" pesticides.	Note change.	Notes.
Project-specific Cultural Resources	Employ archaeological monitoring in Shadow Pines 2-5.	No change.	N/A.
	If avoidance is not feasible, conduct Phase II testing program to determine the nature, extent, and significance of the site.	No change.	N/A.
Project-specific Visual Qualities	Maximize setbacks from the backyard edges of pads located atop the highest manufactured slopes with freeway-oriented rear yards to lessen potential visibility of structures walls.	No change.	N/A.

	Lot nos. 18, 29, 30, 42 and 43 shall be deed restricted from any major alteration of the natural topography or the main ridgeline beyond the initial graded pad in order to maintain view of that ridge.	No change.	Lot nos. need to be updated.
	Use tones compatible with the surrounding terrain using textured materials or construction methods which create a textured effect for understories and retaining walls higher than 6'.	No change.	N/A.
	Hoods and minimum spill-over required for lights.	No change.	N/A.
	Minimize proposed park lights.	No change.	N/A.
Project-specific Traffic and Access	Participate in improvements.	Clarify street name(s); change in responsible party and sequencing.	Caltrans or City of Santa Clarita, as applicable to implement with subdivider payment of fair share, prior to issuance of building permits
Project-specific Sheriff Protection	Provide space for a Los Angeles County Sheriff's Department sub-station lot.	No change.	N/A.
Project-specific Water Services	Provide irrigation management plan.	No change.	N/A.
Project-specific Solid Waste	Provide resident information on recycling.	No change.	N/A.

	Construction-phase recycling containers.	No change.	N/A.
Project-specific Environmental Safety	Observe gas company guidelines during grading.	No change.	N/A.
Project-specific Recreation	Dedicate 18 acres of private parkland.	No change.	N/A.

No changes to standard mitigation measures of Code-required provisions are proposed. The amended Project proposes to implement the same mitigation measures as the previous project where the measures are not related to the changes.

As shown above, these amendments will result in the reduction of each potential impact identified in the original EIR, and, therefore, will not cross the thresholds identified in Section 15162 of the California Environmental Quality Act ("CEQA") that would require a subsequent EIR.

Therefore, this Project Amendment qualifies for an Addendum to the previously certified final EIR, as authorized under CEQA Section 15164.

By: _____

Date: 2018 September 6

Addendum to the
Final Environmental Impact Report
for the

Spring Canyon Project

State Clearinghouse No. 1997031043

October 2006

CH2MHILL
610 Anacapa Street
Santa Barbara, CA 93101

Executive Summary

This is an Addendum to a Final Environmental Impact Report (EIR) previously prepared for the Spring Canyon Project (Project), located in the Santa Clarita Valley, California. It provides updated information regarding the Santa Clarita Valley's water supply and the reliability of that supply, as well as information regarding how this updated information could affect previously identified impacts regarding the Project's water supply. The County of Los Angeles, acting as Lead Agency under the California Environmental Quality Act (CEQA), certified a Final EIR for the Project in 2001. The Project, as approved, includes 542 residential lots, open space, and sites for public service facilities. Water for this Project would be provided by Newhall County Water District, one of four local water purveyors in the Santa Clara Valley. The local and imported regional water supplies are cooperatively managed by those four water purveyors and the Castaic Lake Water Agency, the regional wholesale water agency.

Since the Project was approved, several studies, plans and water management upgrades have been completed and modify the existing environmental conditions with regard to water supply when compared to the conditions existing at the time of Project approval. These studies, plans and water management upgrades include:

- Perchlorate contamination of several groundwater wells in the Santa Clarita Valley and completion of steps towards cleanup;
- Completion of steps towards expanded use of recycled water in the Santa Clarita Valley;
- Completion of the Groundwater Management Plan in compliance with AB 3030;
- Completion of groundwater banking agreements with Semitropic Water Storage District;
- Completion of the revised Castaic Lake Water Agency Supplemental Water Project Transfer of 41,000 Acre-Feet of State Water Project Table A Amount Final EIR, and continued implementation of the 41,000 acre-foot water transfer from Kern County Water Agency and its member unit in Kern County, the Wheeler Ridge-Maricopa Water Storage District;
- Completion of long-term groundwater banking arrangements with Rosedale-Rio Bravo Water Storage District;
- Initiation of an imported water augmentation agreement with the Buena Vista Water Storage District and the Rosedale-Rio Bravo Water Storage District Water;
- Completion of water quality and capacity improvements to the Earl Schmidt Water Treatment Plant and planned expansion of the Rio Vista Water Treatment Plant;
- Planning and construction of treated water supply pipelines (Pitchess and Honby);
- Completion of the Newhall County Water District's Water Supply Assessment;

- Completion of annual updates of the Santa Clarita Valley Water Report;
- Completion of the 2005 Urban Water Management Plan;
- Completion of the California State Water Project Water Supply Reliability Report; and
- Completion of the California Department of Water Resources' technical memorandum describing progress made in incorporating climate change into existing water resources planning and management tools and methodologies.

The current annual water supply for the Santa Clarita Valley is approximately 112,000 af and the current annual demand (2005) is approximately 80,000 af. The Project would add an additional annual demand of approximately 705 af to the current demand. As described in the Final EIR, this new, site-specific water demand would be met by a combination of regional groundwater resources and imported water supplies provided by the Newhall County Water District.

The Project was identified as "pending" in the Newhall County Water District's 2004 Water Supply Assessment and was included in the report's projected water demand. Based on the Water Supply Assessment, which concluded that sufficient water supply appears to be available to meet projected demands, the Project's demand for water would not exceed the available supply, and the impacts to water supply would be less than significant, as described in the Final EIR.

Similarly, the Project was included in future water demand projections used in the 2005 Urban Water Management Plan. This plan shows that there is sufficient water to meet demands within the Castaic Lake Water Agency service area as a whole, and cumulative water supply impacts, including those of the Project in combination with other projected development, would be less than significant, as described in the Final EIR.

At the time the Final EIR was prepared, the water supply infrastructure needed to transport water to the Project site was insufficient, and the Final EIR identified this as a significant impact. Although the necessary upgrades have been completed, for the purposes of full disclosure, this impact is considered to be the same as described in the Final EIR and is significant. Mitigation measures are the same as those included in the Final EIR and have reduced the impact to less than significant as predicted in the Final EIR.

This Addendum concludes that regional water supply availability, quality, and reliability in the Santa Clarita Valley area have changed since the preparation of the Final EIR for the Project. However, these changes would not result in changes to, or increases in the severity of, the water supply impacts described in the Final EIR. Mitigation measures identified in the Final EIR, including improvements to the water supply infrastructure necessary to supply the Project site, have not changed and will not represent a substantial change or significant new circumstance that has bearing on the Project or its impacts.

Therefore, none of the conditions requiring preparation of a Subsequent EIR or Supplement to an EIR have occurred, and this Addendum is the appropriate mechanism under the CEQA to document the changes that have occurred since completion of the Final EIR for the Project.

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SECTION 1

Introduction and Background

1.1 Purpose of this Addendum

The purpose of this Addendum is to evaluate the water supply impacts of the Spring Canyon Project (also referred to as the Project) in the context of the current (2006) regional water supply availability, quality, and reliability in the Santa Clarita Valley area. This Addendum supplements information provided in the Spring Canyon Final Environmental Impact Report (EIR; State Clearinghouse No. 1997031043) and the Supplemental EIR prepared by the County of Los Angeles. This Addendum is prepared to assist Newhall County Water District (NCWD) in its consideration of a water service agreement for the Project. NCWD is a responsible agency for the Project.

1.2 CEQA Regulatory Background

Section 15164(a) of the State California Environmental Quality Act (CEQA) Guidelines states that the responsible agency "shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

Section 15162 of the State CEQA Guidelines lists the conditions that would require the preparation of a Subsequent EIR rather than an Addendum. These conditions are:

1. Substantial changes are proposed in the project, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

   a.) The project will have one or more significant effects not discussed in the previous EIR;

   b.) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

   c.) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the

project, but the project proponents decline to adopt the mitigation measure or alternative; or

d.) Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Section 15163 of the State CEQA Guidelines states that the responsible agency "may choose to prepare a supplement to an EIR rather than a subsequent EIR if:

1. Any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, and
2. Only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation."

After evaluating the water supply impacts associated with the Project in the context of the current (2006) regional water supply availability, quality, and reliability in the Santa Clarita Valley area, the NCWD has concluded that none of the conditions requiring preparation of a Subsequent EIR or Supplement to an EIR have occurred. The updated information on current regional water supply availability, quality, and reliability demonstrates that the water supply impacts from the Project remain less than significant with mitigation.

Section 15164(e) of the State CEQA Guidelines states that "a brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record." This explanation is provided in Section 5 of this Addendum. Per Section 15164(d) of the State CEQA Guidelines, NCWD will consider this Addendum with the Final EIR prior to making a decision on the project.

1.3 Project Background

The Project includes the development of the approximately 548-acre Spring Canyon property for single-family residential uses, as well as provision of space for several public service agencies. Vesting Tentative Tract Map 48086 for the Project includes 542 single-family residential lots on approximately 220 acres, one fire station lot, a sheriff sub-station lot, two parking sites totaling approximately 18 acres, and three open space lots that would occupy the remaining 30 acres of the property. A 9-acre elementary school site adjacent to the property on Tract 31973 will also be provided. The majority of the 542 residential lots are proposed to be constructed in the south-central portion of the site along slopes, ridgelines, and flatter portions of both Tapie and Spring canyons.

1.4 Santa Clarita Valley Water Supply Background

1.4.1 Water Agencies

One wholesale water agency (Castaic Lake Water Agency (CLWA)) and four retail water purveyors provide water service to most residents of the Santa Clarita Valley. The four

retail purveyors are NCWD, Los Angeles County Water Works District #36 (LACWWD #36), the Santa Clarita Water Division of CLWA (SCWD), and the Valencia Water Company (VWC); these four purveyors are collectively referred to as the Local Purveyors. The service area for CLWA and the Local Purveyors is shown on Figure 1.

NCWD was formed in 1959. It is a municipal utility providing potable water to more than 30,000 people in an area of more than 34 square miles in the Santa Clarita Valley. NCWD's service area is composed of four separate water service areas (Newhall, Castaic, Pinetree, and Tesoro), and includes portions of the City of Santa Clarita and unincorporated portions of Los Angeles County in the communities of Newhall, Canyon Country, Saugus, and Castaic. NCWD supplies water from local groundwater and imported water from CLWA. NCWD delivered approximately 11,000 acre-feet (af) of water via approximately 9,200 connections in 2005 (CLWA 2005a). The NCWD service area is shown on Figure 2.

SCWD's service area includes portions of the City of Santa Clarita and unincorporated portions of Los Angeles County in the communities of Canyon Country, Newhall, and Saugus. SCWD supplies water from local groundwater and imported water from CLWA. SCWD delivered approximately 29,000 af of water via approximately 26,000 connections in 2005 (CLWA 2005a).

LACWWD #36's service area includes the Hasley Canyon area in the unincorporated community of Val Verde. During most years, the District obtains its water supply from CLWA. LACWWD #36 delivered approximately 1,200 af of water via approximately 1,300 connections in 2005 (CLWA 2005a).

VWC's service area includes a portion of the City of Santa Clarita and unincorporated portions of Los Angeles County in the communities of Castaic, Stevenson Ranch, and Valencia. VWC supplies water from local groundwater, imported water from CLWA, and recycled water. VWC delivered approximately 30,000 af of water via approximately 31,000 connections in 2005 (CLWA 2005a).

CLWA was formed for the purpose of contracting with the California Department of Water Resources (DWR) to provide a supplemental supply of imported water from the California Sate Water Project (SWP) to the Local Purveyors in the Santa Clarita Valley. CLWA serves an area of 195 square miles in Los Angeles and Ventura counties. CLWA, as a SWP Contractor, holds a water supply contract with DWR with a Table A Amount of 95,200 af[1].

1.4.2 Water Supply

There are two main water supplies for the Santa Clarita Valley—local supplies and imported supplies. Local supplies consist of groundwater and recycled water, and imported supplies consist of SWP water, and SWP-related supplies such as groundwater banking programs, transfers, and purchases. Additional information on these supplies is

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1 Table A Amount (formerly referred to as "entitlement") is named for the "Table A" in each SWP contractor's Water Supply Contract. It contains an annual buildup in Table A Amounts of SWP water, from the first year of the Water Supply Contract through a specific year, based on growth projections made before the Water Supply Contract was executed. CLWA has augmented its Table A Amount through the acquisition of contract rights from the Devil's Den Water District (in 1991) and from the acquisition of contract rights from the Kern County Water Agency via the Wheeler Ridge-Maricopa Water Storage District (in 1999). The total of all SWP Contractors' maximum Table A Amounts is currently about 4.17 million af.

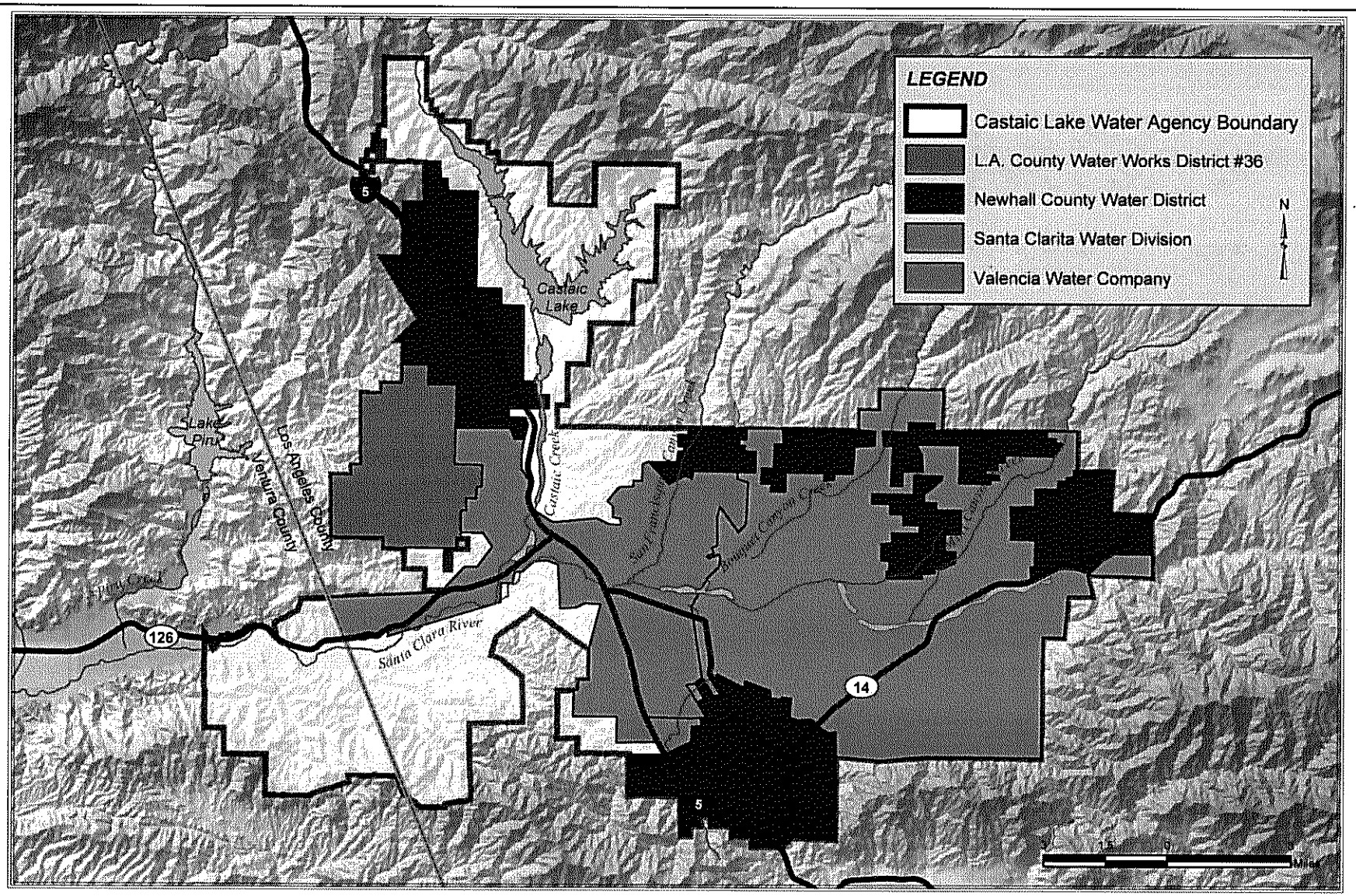
provided in Sections 3 and 4 of this Addendum. Background information on the SWP system is provided below.

The SWP is a large water supply, storage, and distribution system authorized by an act of the California State Legislature in 1959. Today, the SWP includes 28 storage facilities, reservoirs and lakes; 20 pumping plants; six pumping-generating plants and hydroelectric power plants; and approximately 660 miles of aqueducts and pipelines. The primary water source for the SWP is the drainage of the Feather River, a tributary of the Sacramento River. Runoff released from Oroville Dam in Butte County flows down natural channels to the Sacramento-San Joaquin River Delta (Delta), where some of the water is pumped through the North Bay Aqueduct to Napa and Solano counties. In the southern Delta, water is pumped from the Clifton Court Forebay by the Harvey O. Banks Delta Pumping Plant into the 444-mile-long, Governor Edmund G. Brown California Aqueduct (California Aqueduct). The California Aqueduct conveys water to the primarily agricultural users in the San Joaquin Valley and the primarily urban regions of the San Francisco Bay Area, the Central Coast, and southern California. Water intended for use in southern California is conveyed through the West Branch to Castaic Lake and through the East Branch to Lake Perris, which are referred to as terminal reservoirs for the SWP.

The original plan for the SWP included constructing additional water storage facilities as Contractor demands increased, however, essentially no new construction of additional SWP storage facilities has occurred since the initial SWP facilities were completed. Although future construction or other actions can improve the quantity and reliability of SWP supplies (e.g., the CALFED Bay-Delta Program and the South Delta Improvement Program), these actions entail their own environmental reviews, potential litigation delays, and multi-year construction period; therefore, it is likely to take many years before any additional storage and/or conveyance facilities that improve SWP reliability are operational.

In 1960, DWR began executing individual Water Supply Contracts with public agencies throughout the State of California for financing and constructing SWP facilities designed to deliver water to each public agency. ("SWP contractors" or "contractors" collectively refer to the public agencies that hold SWP Water Supply Contracts with DWR.)

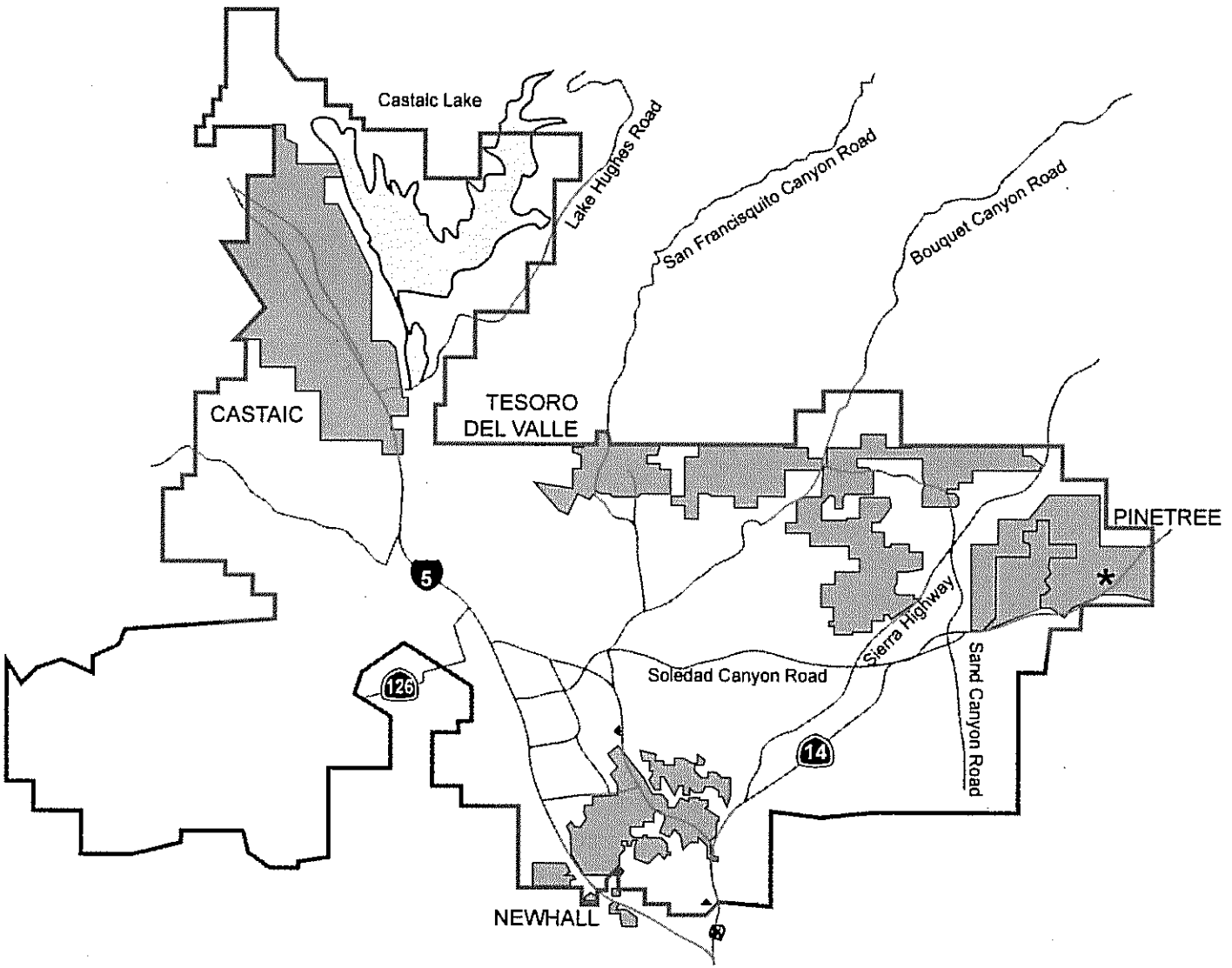
Each Water Supply Contract identifies a Table A Amount, the annual maximum amount of water to which an SWP Contractor has a contract right. Each Contractor annually submits a request to DWR for water delivery in the following year, in any amount up to the Contractor's Table A Amount. The Water Supply Contracts provide that in a year when DWR is unable to deliver total Contractor requests, deliveries to all contractors will be reduced so that total deliveries equal total available supply for that year. While SWP contractors currently hold Table A Amounts totaling approximately 4.173 million af, the amount of water actually requested by contractors is less than that due to a number of contractors whose demands have not yet increased to their full Table A Amount. Even at these lower current demands, however, the SWP cannot meet all water delivery requests in some years due to operational and environmental constraints.



Source: SCVWP 2006

FIGURE 1
CLWA and Local Purveyors Service Area

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* Approximate Location of the Spring Canyon Project
Source: NCWD 2006

FIGURE 2
NCWD Service Area

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1.5 Contents of this Addendum

This Addendum contains the following sections in addition to this Introduction:

- Section 2.0, Summary of the Spring Canyon Project. This section provides a description of the aspects of the Project that are relevant to the subject of this Addendum.
- Section 3.0, Relevant New Information. This section provides summaries of the new studies, plans, and water management upgrades completed since completion and adoption of the Final EIR.
- Section 4.0, Updated Water Supply Characteristics. This section provides an update of regional water supply availability, quality, and reliability.
- Section 5.0, Impacts of the Spring Canyon Project. This section provides an update of the water supply impact analysis for the Project in light of the new water supply availability, quality, and reliability in the Santa Clarita Valley.
- Section 6.0, List of Document Preparers and Organization and Persons Contacted. This section provides a list of the preparers of this document and the organizations and persons contacted.
- Sections 7.0, References. This section provides a list of references cited in this Addendum.

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SECTION 2

Spring Canyon Project and Prior Environmental Analyses

2.1 Project Description

The Project site is located immediately north of the Antelope Valley Freeway and Soledad Canyon Road, between Shadow Pines Boulevard and west of Agua Dulce Canyon Road in the northeast portion of the Santa Clarita Valley (see Figure 3). This portion of the Santa Clarita Valley is located within unincorporated Los Angeles County. The Project involves the development of the approximately 548-acre property with single-family residential uses, open space, and sites for several public service agencies. Vesting Tentative Tract Map 48086 for the Project includes 542 single-family residential lots on approximately 220 acres, one fire station lot, a sheriff sub-station lot, two parking sites totaling approximately 18 acres, and three open space lots that would occupy the remaining 30 acres of the property. As part of the project mitigation, the Project also proposes to provide a 9-acre elementary school site adjacent to the Project site on Tract 31973. The majority of the 542 residential lots are proposed to be constructed in the south-central portion of the site along slopes, ridgelines and flatter portions of both Tapie and Spring canyons.

The Project site is located within NCWD's Pinetree service area (see Figure 2). As shown in Table 1, the Project would increase regional potable water demand by approximately 706 af per year. This anticipated water demand would be met by a combination of local groundwater, recycled water, and imported water supplies. All water would be acquired from the NCWD, and its wholesale supplier, CLWA. CLWA supplies imported water to the Pinetree area through the Honby Lateral. NCWD operates and maintains the Lost Canyon Pump Station, which provides pressure needed to deliver water to the area.

2.2 Previous Environmental Documentation

A Draft EIR for the Project (Vesting Tract 48086) was prepared and released for public review in August 2000 (County of Los Angeles 2000). The Draft EIR examined the potential Project-related impacts for the following environmental resource areas:

- Geotechnical
- Flood Hazard
- Cultural Resources
- Fire Hazard & Protective Services
- Noise
- Traffic and Access
- Water Services
- Air Quality
- Education
- Biological Resources
- Solid Waste Disposal
- Sheriff Protection
- Visual Qualities
- Recreation
- Environmental Safety
- Sewage Disposal
- Library Services

TABLE 1
Project Water Use Estimate

Land Use Categories	Water Use Factor afy	per	Project	Estimated Water Use afy
On-site				
Single Family Residential	0.90	SFU[1]	542	487.8
Fire Station	0.14	acre[3]	5.0	0.70
Landscaped Park Area and Manufactured Slopes	3	acre[2]	56.4	169.2
Open Space[4]	0	acre	266	0
Streets[5]	0	acre	34.3	0
Off-site				
School Pad Area	3	acre[2]	9.3	27.9
Manufactured Slope (School Site)	3	acre[2]	6.7	20.1
Open Space (School Site)[4]	0	acre	4.02	0
			Total	**705.7**

Note: afy=acre-feet per year
1. Single Family dwelling unit generation factor designated in the "Master Water Plan for Pinetree Water System"
2. Valencia Water Company Water Duty Factor.
3. CLWA Urban Water Management Plan 2000.
4. Open space includes natural park areas (i.e., park areas that are not irrigated).
5. Streets will not have landscaped medians.

Based on the analyses contained in the Draft EIR, all the potentially significant environmental impacts are mitigable to levels that are less than significant with the incorporation of all available and appropriate mitigation measures, except in the areas of air quality, visual/aesthetics, and biological resources.

In October 2001, the County of Los Angeles Regional Planning Commission certified the Final EIR for the Project, and also approved the Project's Conditional Use Permit, Oak Tree Permit, and Vesting Tentative Tract Map, and recommended that the Board of Supervisors adopt the Zone Change, General Plan Amendment, and Local Plan Amendments (County of Los Angeles 2001).

The Final (Certified) EIR consists of the following: (1) the Draft EIR dated August 2000; (2) the Response to Comments document dated September 25, 2001; (3) the Environmental Findings document dated September 25, 2001; (4) the Statement of Overriding Considerations document dated September 25, 2001; and (5) the Mitigation Monitoring Program document dated September 25, 2001.

In October 2002, a Water Supply Assessment and Required Water Supply Written Verification in compliance with the requirements of Water Code Section 10910 and Government Code Section 66473.7 were approved by the NCWD Board of Directors. Based on the evaluation of the anticipated land uses within the Project, the Water Supply Assessment and Verification estimated that the Project would result in an additional annual demand of 705.7 af. The

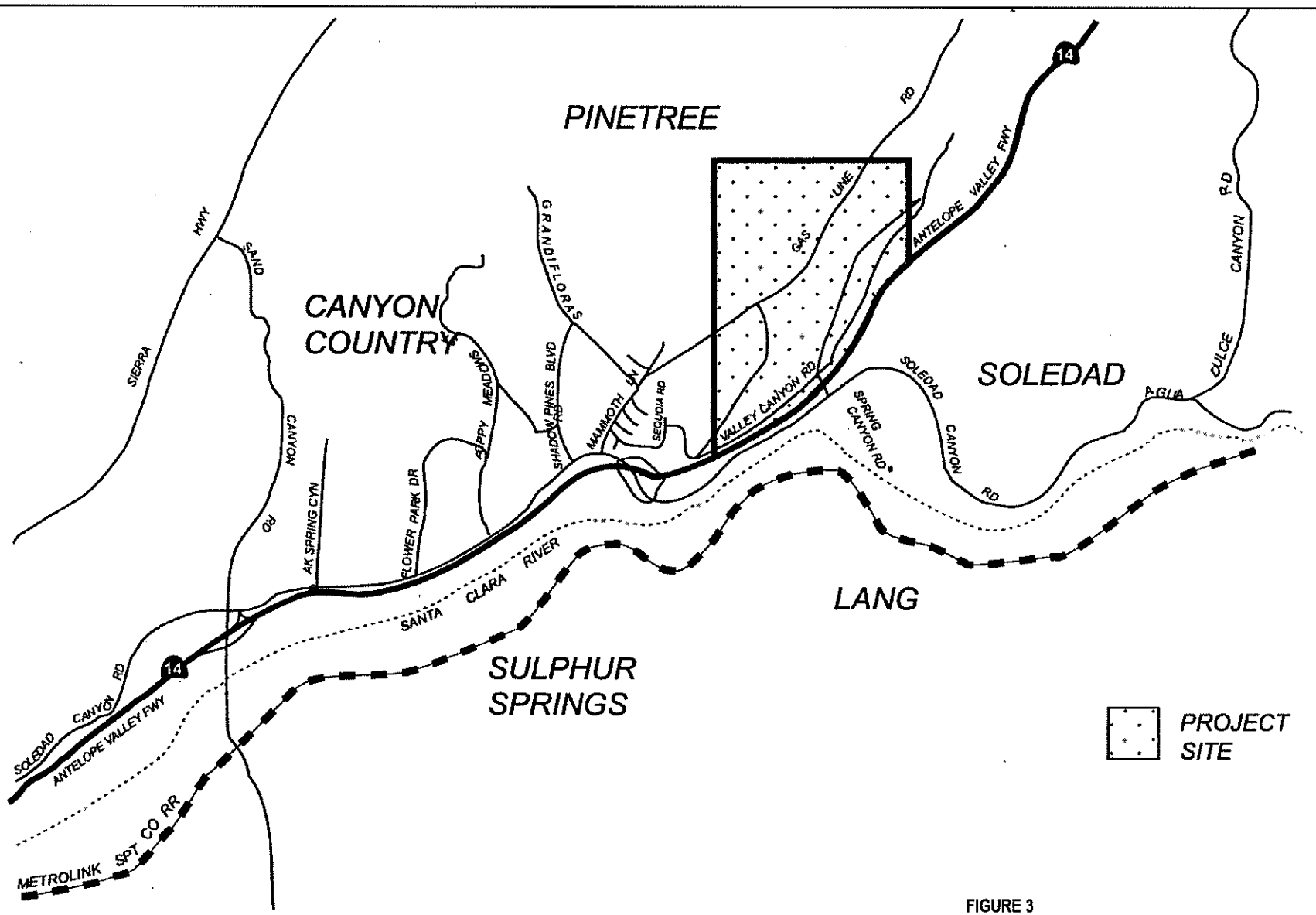


FIGURE 3
Spring Canyon Project Site

* Note: Spring Canyon Road was recently re-named "Stonecrest Road".

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Water Supply Assessment and Verification was conditioned upon the Project developer entering into an agreement with NCWD relating to the design and construction of water system improvements related to the Project. This Addendum is prepared to assist NCWD in its consideration of the agreement regarding the design and construction of water system improvements for the Project.

Subsequent to certification of the Final EIR, a Supplemental EIR was prepared to provide additional information regarding the Project's potential environmental analysis on traffic conditions and to provide the necessary water supply assessment required under Water Code Section 10910 and Government Code Section 66473.7 (County of Los Angeles 2003). The Supplemental EIR was approved by the County Board of Supervisors in January 2003.

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SECTION 3

New Relevant Information

This section summarizes the new information on water supply, water quality, and water supply reliability that was not available for consideration by the County during its prior approval of the Project (refer to Chapter 4 for an overview of the current supply and demand characteristics in the CLWA service area). The documents and reports summarized below are publicly available from NCWD, CLWA, or DWR (refer to Section 7).

3.1 Local Supplies

Water derived from local sources includes groundwater pumped from the Alluvial or Saugus Formation aquifers in the Santa Clarita Valley or from recycled water following treatment and disinfectant at local wastewater treatment plants. New information about these local sources is provided below.

3.1.1 Groundwater

The local groundwater source for the Santa Clarita Valley is the Santa Clara River Valley Groundwater Basin and specifically the East Subbasin. The East Subbasin and the location of the Alluvial and Saugus Formation aquifers are shown on Figures 4 and 5.

3.1.1.1 Groundwater Management Plan

Water management agencies and those individuals and organizations producing water from the local groundwater resources in the Santa Clarita Valley prepared and adopted a regional Groundwater Management Plan in December 2003 (CLWA 2003c). This Plan satisfies all applicable requirements (including those outlined in Assembly Bill [AB] 134 and AB 3030 and associated sections of the California Water Code). The Groundwater Management Plan outlines four specific management goals for the East Subbasin (CLWA 2003c):

1. Development of integrated surface water, groundwater, and recycled water supply to meet existing and projected demands for municipal, agricultural, and other water supply;
2. Assessment of groundwater basin conditions to determine a range of operational yield values that will make use of local groundwater conjunctively with SWP and recycled water to avoid groundwater overdraft;
3. Preservation of groundwater quality, including active characterization and resolution of any groundwater contamination problems; and,
4. Preservation of interrelated surface water resources, which includes managing groundwater to not adversely impact surface and groundwater discharges or quality to downstream basin(s).

As described in the Plan, implementation of the specific management goals for the Alluvial aquifer system would result in the preservation of the groundwater levels and quality that is consistent with the last 30 years of use of that resource. While some specific changes in groundwater levels have been observed over the last 20 years, there has been no chronic decline in groundwater level or aquifer storage. Management actions to reduce water surface fluctuations, sustain aquifer recharge and avoid storage overdraft will accomplish the basin objectives while continuing to use local groundwater to meet part of the existing and anticipated water requirements of the Santa Clarita Valley.

Implementation of the specific management goals for the Saugus Formation aquifer would also result in the preservation of the groundwater levels and quality. However, pumping rates from the Saugus Formation aquifer may be intermittently higher than the historic pumping rates during periods of low SWP supply or other emergency conditions. Such increases in pumping rate would withdraw a small portion of the total aquifer storage and successfully contribute to local water supplies while meeting the management objective. Water stored in the Saugus Formation would be expected to recover via a reduction in pumping during wet or normal conditions.

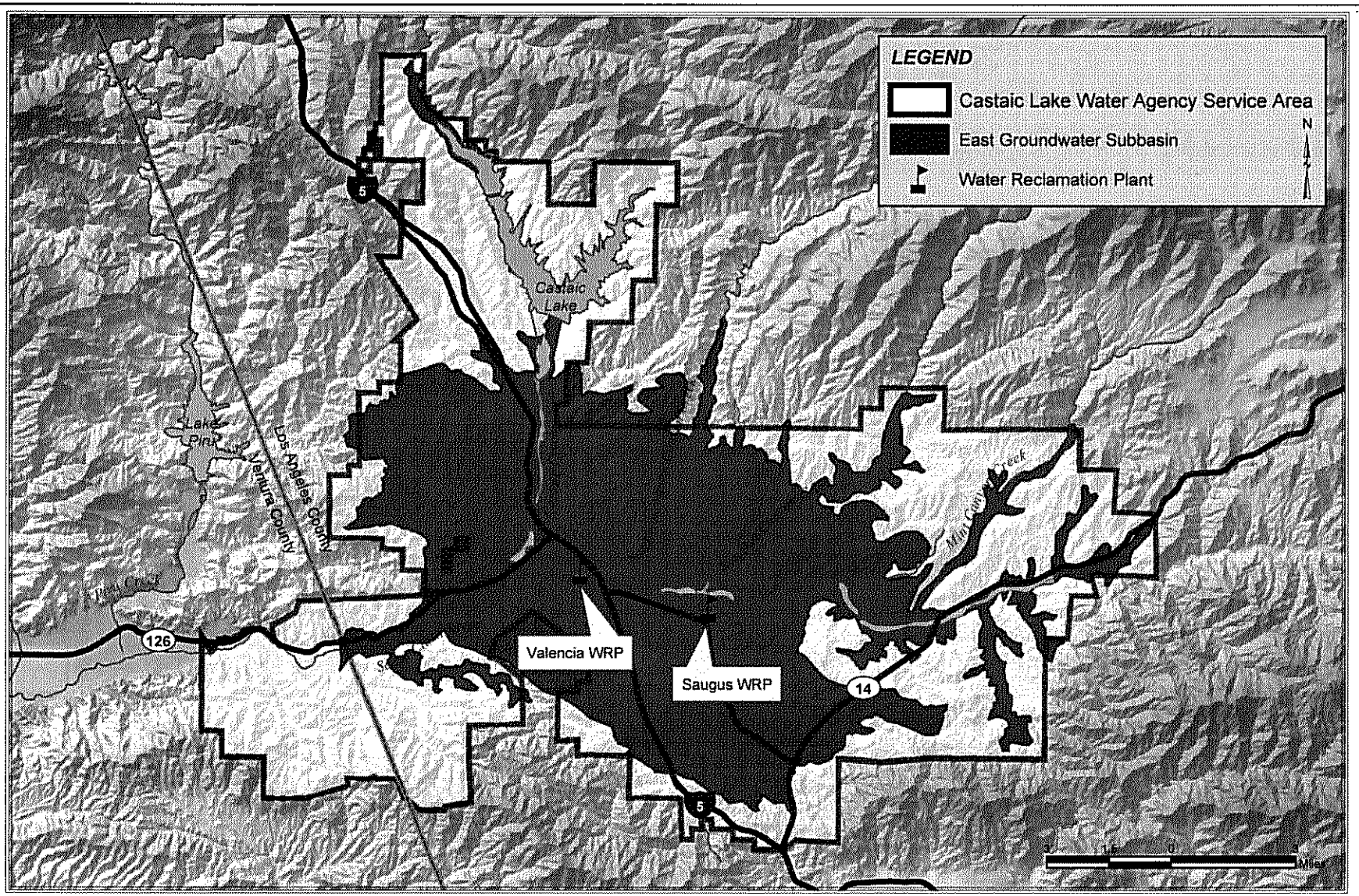
Development and adoption of the regional Groundwater Management Plan does not change the water supply available for use in the Santa Clarita Valley. However, the Plan does provide additional assurances regarding groundwater use and protection of that use through the four management goals listed above.

3.1.1.2 Ammonium Perchlorate Contamination

Perchlorate, originating at the former Whittaker-Bermite propellant production facility, has been a water quality concern in groundwater basins of the Santa Clarita Valley. Perchlorate was first detected in four wells in the Saugus Formation in 1997. In November 2002, perchlorate was detected in one Alluvial well (Stadium well) near the Whittaker-Bermite site, and in early 2005, perchlorate was detected in a second Alluvial well. All six wells were removed from active water service, and one of the Alluvial wells has been returned to active water supply service with the operation of wellhead perchlorate removal technology approved for operation by California Department of Health Services (DHS; Santa Clarita Valley Water Purveyors [SCVWP] 2006). In addition, based on zone specific modeling, very low levels of perchlorate contamination, i.e., approximately 2 parts per billion, were found in well NC-13 (personal communication, S. Cole 2006). However, this level is well below the action level and the well remains in operation (personal communication, S. Cole 2006).

In November 2000, CLWA and the Local Purveyors filed a suit against the then current and former owners of the Whittaker-Bermite site. The suit seeks to have the defendants cover all costs of response, contaminant removal, remedial actions, and any liabilities or damages caused by the contamination. In 2003, the parties reached an interim settlement and funding agreement, which since expired in January 2005. However, negotiations continue toward reaching a final settlement (SCVWP 2006). The parties to the lawsuit have also jointly developed a plan to pump and treat contaminated water from some of the impacted wells to stop the movement of the plume.

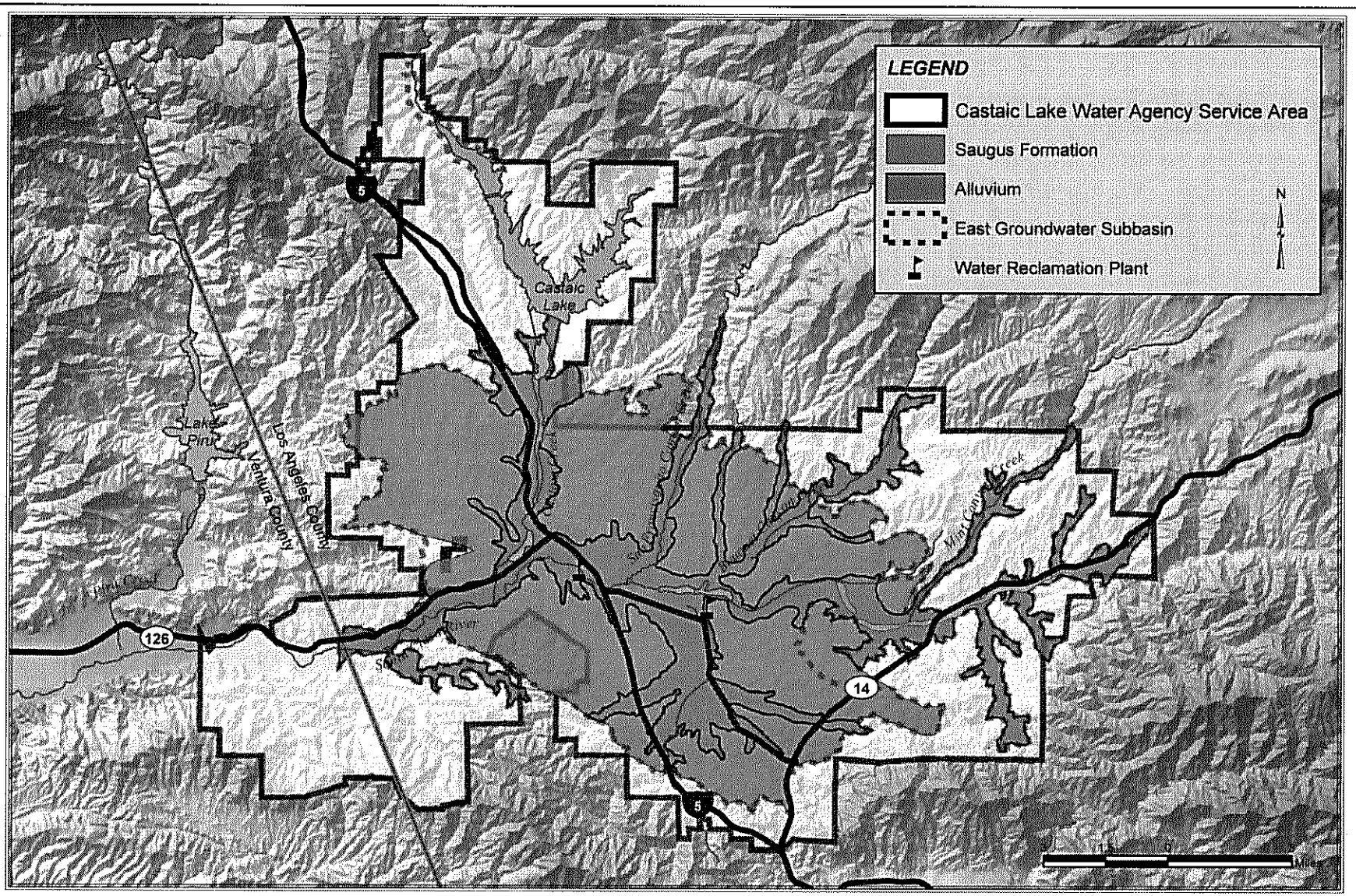
The development and implementation of a cleanup plan for the Whittaker-Bermite site and the impacted groundwater is being coordinated among CLWA, the Local Purveyors, the



Source: SCVWP 2006

FIGURE 4
Santa Clara River Valley East Groundwater Subbasin

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Source: SCVWP 2006

FIGURE 5
Alluvium and Saugus Formation

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City of Santa Clarita, California Department of Toxic Substances Control (DTSC), and the U.S. Army Corps of Engineers. In February 2003, the DTSC and the impacted Local Purveyors entered into an agreement in which DTSC will provide review and oversight of the response activities being undertaken by the impacted Local Purveyors related to the detection of perchlorate in the five impacted wells (SCVWP 2003).

CLWA and the affected Local Purveyors have undertaken a comprehensive groundwater containment, treatment, and restoration project to address perchlorate contamination (CLWA 2005c). The project would intercept the perchlorate plume in the Saugus Formation groundwater (SCVWP 2006 and CLWA 2005c). Contaminated water would be pumped from intercepting wells to the new treatment facility where the chemical would be removed and the treated water used as part of the Santa Clarita Valley drinking water supply. Construction is scheduled to begin in November 2006, and startup and monitoring is planned to begin in April 2007.

Remediation of the contaminated aquifers and lands will restore the production capacity of the affected wells. Remediation will also eliminate the risk of further contamination of water stored in either the Saugus Formation or Alluvial aquifers.

3.1.2 Recycled Water

As water demands in the Santa Clarita Valley increase, recycled water will be an important factor in increasing water supply reliability. Los Angeles County Sanitation District (LACSD) is the main supplier water for recycling in the CLWA service area. Distribution of the recycled water is the responsibility of CLWA. LACSD owns and operates two water reclamation plants (WRP) in the CLWA service area, the Saugus WRP and the Valencia WRP.

The Saugus WRP, located in District No. 26, was completed in 1962 and has undergone two expansions since that time. Its current design capacity is 6.5 million gallons per day (mgd). Use of tertiary treated water from this plant for water recycling is permitted under the Los Angeles Regional Water Quality Control Board (LARWQCB) Order No. 87-49; however, there is concern that reducing discharges from this plant may impact habitat in the Santa Clara River downstream of the WRP (both the Saugus and Valencia WRP discharge treated water to the Santa Clara River). Because of these concerns, water from the Valencia WRP is used for recycled purposes.

The Valencia WRP was completed in 1967. After three subsequent expansions, its current capacity is 21.6 mgd. Use of recycled water from this plant is permitted under LARWQCB Order No. 87-48. In July 1996, CLWA entered into an agreement with LACSD to purchase up to 1,700 acre-feet per year (afy) of recycled water from the Valencia WRP. In 2002, CLWA constructed facilities needed to utilize this supply and began recycled water deliveries in 2003.

The Saugus and Valencia WRP's together have a design capacity of 28.1 mgd. To accommodate future growth in the Santa Clarita Valley and meet LARWQCB standards, LACSD is expanding the Valencia WRP. The Phase I expansion of 9 mgd was completed in 2002. Phase 2 is expected to be completed in 2010 and would expand the capacity by an additional 6 mgd. There are no current plans to expand the Saugus WRP. With completion of the Phase II expansion at the Valencia WRP, total combined capacity at the WRPs would

be 34.1 mgd (38,200 afy). Table 2 provides the existing and projected future wastewater flow for the Saugus and Valencia WRPs.

TABLE 2
Saugus and Valencia WRP Wastewater Collection and Capacity

Type of Wastewater	Capacity (af)						
	2002	2005	2010	2015	2020	2025	2030
Wastewater Collected and Treated in the Service Area	20,542	31,500	38,200	38,200	38,200	38,200	38,200
Quantity that meets Recycled Water Standards	20,542	31,500	38,200	38,200	38,200	38,200	38,200

Source: CLWA 2005a.

Use of recycled water by CLWA is constrained by water right holders downstream of the Santa Clarita Valley. According to Section 1211 of the California Water Code, downstream water rights holders are protected if the source of return flow is "native water". Native water is water that, under natural conditions, would contribute to a given stream or other body of water. The use of "foreign water," such as imported SWP water, by downstream water right holders is not protected under the Water Code. Therefore, groundwater pumped from and used in the Valley is considered "native water" while imported SWP water is considered "foreign water". Only the percentage of foreign water discharged from the WRPs can be diverted for recycling purposes. While CLWA has been approved to use 1,700 afy of recycled water, it may only do so if the amount of foreign water to be discharged from the WRP's meets or exceeds this amount.

Table 3 provides the current and projected future demand and availability of recycled water. In 2005, foreign water comprised 64 percent of the Valley's potable water supply, while the remaining 36 percent consisted of native water. Future (2030) projected potable water demand is expected to be met with 65 percent foreign and 35 percent native water. This means that projected recycled water availability will be 65 percent of generated wastewater.

TABLE 3
Current and Projected Demand and Availability of Recycled Water

	Native Water Demand (afy) (a)	Foreign Water Demand (afy)[1] (b)	Recycled Water Demand (afy) (c)	Potable Water Demand Total (afy) (a+b+c)	Waste-water Flow (afy)	Foreign Water Percentage of Potable Water Demand	Foreign Water Portion of Wastewater (afy)
2005 Projected	25,500	46,100	800	71,600	31,500	64%	20,100
2030 Future	39,700	72,800	17,931	112,500	38,200	65%	24,830

Source: CLWA 2005a.
Notes: (1) Foreign water includes SWP water, water transfers, and desalination.

In addition to the previously discussed sources of recycled water, the Newhall Ranch development is planning to construct a water reclamation plant and this new source of non-

potable water may become available to CLWA in the future. Berry Petroleum, another potential recycled water supplier, is considering treating the produced water from the Placerita Oilfield and making it available for CLWA to purchase. This recycled water source would be available on a short-term basis only because it is a by-product of oil extraction. The use of these recycled water sources for irrigation and to meet non-potable demand would allow CLWA to more efficiently use and distribute its potable water, increasing the reliability of water supplies in the Santa Clarita Valley.

While actual recycled water demand was only 448 af in 2004, projected future recycled water demands are expected to steadily increase to 3,300 af in 2015, and 17,400 af in 2030 (CLWA 2005a). Recycled water is used for non-potable, landscape purposes.

3.2 Imported Supplies

Imported water supplies consist primarily of SWP or SWP-related supplies (such as transfers and groundwater banking programs).

3.2.1 Semitropic Groundwater Banking Projects

In 2002 and 2003, CLWA entered into agreements with the Semitropic Water Storage District (Semitropic) to store a portion of CLWA's available Table A Amount under Semitropic's groundwater banking program (CLWA 2002 and 2003a). In 2002, CLWA stored 24,000 af, and in 2003, CLWA stored 32,522 af. Under the terms of both storage agreements, water can be stored for up to 10 years and 90 percent of the amount stored by CLWA, or 50,870 af is recoverable through 2013 to meet demands in the CLWA service area. Water not recovered by CLWA after 2013 is forfeited. As described in the 2005 UWMP and in Section 4 below, CLWA anticipates using the stored water for a dry-year supply (CLWA 2005a).

A legal challenge was filed on CEQA grounds to CLWA's approval of its 2002 Groundwater Banking Project and its related Negative Declaration (California Water Network v. Castaic Lake Water Agency [Ventura Superior Court Case No. CIV 215327]). The Trial Court ruled in favor of CLWA, and found that the approval of the project and the Negative Declaration did not violate CEQA. The Court of Appeal decided the case in favor of CLWA and rejected all of the petitioners claims on appeal. The decision is now final. No legal challenges were filed to CLWA's approval of the 2003 Groundwater Banking Project or its related Negative Declaration.

Implementation of groundwater banking agreements with Semitropic does not change the long-term, year-by-year water supply available for use in the Santa Clarita Valley. However, implementation of these agreements does increase the reliability of supplies for use within the CLWA service area because water stored in Semitropic could be used to augment dry-year supply sometime in the future.

3.2.2 CLWA Supplemental Water Project (41,000 Acre-foot Table A Transfer)

The principal component of the CLWA Supplemental Water Project is the execution of an agreement for the transfer for 41,000 af of SWP Table A Amount and the associated conveyance and delivery terms from Kern County Water Agency (KCWA) to CLWA. In 1999, CLWA entered into such a contract with KCWA and its member unit, the Wheeler

Ridge-Maricopa Water Storage District (WRMWSD). DWR concurred on this arrangement and modified CLWA's water delivery contract to conform to the agreement.

This transfer of contract rights to the SWP was part of the "Monterey Amendments". These amendments to the water delivery contract for the SWP are based on a statement of principles that were incorporated into an omnibus revision of the long-term contracts between DWR and most of the agencies that hold contracts governing the delivery of water and other rights under the SWP.

Prior to the enactment of the Monterey Amendments and in compliance with an agreement among the SWP contractors and DWR, the Central Coast Water Agency (CCWA), one of the SWP contractors, acted as the lead agency for the preparation of a program EIR, which was used to support Monterey Amendments (the "Monterey Agreement Program EIR"). Each of the other affected SWP contractors and DWR later adopted the Monterey Agreement Program EIR. These actions were challenged in court by the Planning and Conservation League, Citizens Planning Association, and Plumas County. In the absence of a restraint from the courts, DWR modified the contracts to the SWP and implemented the various components of the Monterey Agreement. At this point, the omnibus revision of the long-term contracts became know as the Monterey Amendments.

CLWA later prepared and certified a Supplemental Water Project EIR (CLWA 1999) to evaluate the agreement with KCWA, including the 41,000 af transfer. As a project contained within the Monterey Agreement Program EIR, the Supplemental Water Project EIR was tiered off of the Monterey Agreement Program EIR.

After CLWA's certification of the Supplemental Water Project EIR, the Monterey Agreement Program EIR was decertified by the Court of Appeal in *Planning and Conservation League v. Dept. of Water Resources* (2000) 83 Cal.App.4th 892 (*PCL*). The Court of Appeal in *PCL* held that DWR should have been the lead agency for the program EIR, instead of CCWA, and required DWR to prepare and certify its own EIR for the Monterey Agreement. The Court did not invalidate the Monterey Agreement or enjoin the resulting implementing transfer contracts. Instead, the Court directed the trial court to consider whether the Monterey Agreement should remain in place pending DWR's preparation of a new EIR under Public Resources Section 21168.9 and to retain jurisdiction pending certification of the new EIR.

Because it was tiered from a now decertified program EIR, the Court of Appeal decertified CLWA's Supplemental Water Project EIR in *Friends of the Santa Clara River v. Castaic Lake Water Agency* (2002) 95 Cal. App. 3d 1373 (*Friends*).

The Court of Appeal in *Friends* decertified CLWA's Supplemental Water Project EIR solely because it tiered from the now decertified Monterey Agreement Program EIR. The Court expressly found that all other contentions concerning the legal adequacy of the EIR were without merit. "If the PCL/tiering problem had not arisen, we would have affirmed the judgment." *Friends, supra*, at 1387.

Similarly, the Court of Appeal in *Friends* did not enjoin the Supplemental Water Project or its 41,000 af transfer. It instead ordered the trial court to consider whether the contract authorizing the 41,000 af transfer should remain in place pending CLWA's preparation of a new EIR that is not tiered from the now decertified program EIR under Public Resources Code Section 21168. Accordingly, the Court did not issue any ruling affecting CLWA's

ability to continue to use and rely on the 41,000 af, leaving it to the trial court to determine whether to enjoin CLWA's use of the water pending its completion of a new EIR. *Friends, supra*, at 1388.

In September 2002, on remand to the Los Angeles County Superior Court, the *Friends* petitioners applied under Public Resources Section 21168.9 to enjoin CLWA from continuing to use and rely on water from the 41,000 af transfer. The trial court rejected that request. In December 2003, the Court of Appeal affirmed the trial court's ruling and refused to enjoin CLWA from continuing to use and rely on water from the 41,000 af transfer pending completion of a new EIR. The *Friends* petitioners were permitted to renew its application based upon evidence of the actual use of such additional water for purposes it considers improper.

Meanwhile, before the trial court in *Friends* acted on remand, the parties to the *PCL* litigation entered into a settlement agreement, which was later approved by the Sacramento County Superior Court. The settlement agreement provides that SWP would continue to be administered and operated in accord with both the Monterey Amendments and the terms of the settlement agreement. The settlement agreement did not invalidate or vacate the Monterey Amendments or any water transfer effected under them, including the CLWA-KCWA transfer. The settlement agreement recognized the pending litigation on the 41,000 af transfer and the parties to the settlement agreement agreed that the litigation should remain in the Los Angeles County Superior Court. The water transfer was effected and permanent under the settlement agreement.

The CLWA Board of Directors decertified its 1999 Supplemental Water Project Final EIR on November 27, 2002. CLWA then prepared and certified a new Supplemental Water Project EIR in December 2004. The new Supplemental Water Project EIR, prepared in accordance with the decisions of the Second Appellate Court, Fourth Division and the Superior Court of Los Angeles, re-evaluated the potential environmental impacts of the transfer of the 41,000 af of SWP Table A Amount, without tiering from the Monterey Agreement EIR (CLWA 2004). This EIR also evaluated the use of SWP facilities from Northern California to Los Angeles County for the delivery of SWP water to the CLWA service area, and use of this water within the CLWA service area (CLWA 2004).

Two legal challenges to CLWA's new Supplemental Water Project EIR were filed in January 2005 in the Ventura County Superior Court (*Planning and Conservation League v. CLWA* and *California Water Impact Network v. CLWA*). These challenges were transferred to the Los Angeles Superior Court. The trial is scheduled for January 7, 2007.

Although CLWA's new Supplemental Water Project EIR is currently being challenged in court, CEQA requires that the EIR be conclusively presumed to comply with CEQA until a court has judged it deficient. See Public Resources Code Section 21167.3(b), CEQA Guidelines Section 15231.

Other court actions have addressed water planning issues in the Santa Clarita Valley and the CLWA Supplemental Water Project specifically.

Most recently, the Court of Appeal in *California Oak Foundation v. City of Santa Clarita* (2005) 133 Cal.App.4th struck down the City of Santa Clarita's certification of an EIR for the Gate-King industrial project because it did not address the legal uncertainties surrounding the

41,000 af transfer. The City's EIR included no discussion of the uncertainty regarding the 41,000 af transfer other than references to it in the appendices and responses to comments. The Court of Appeal found this to be an inadequate analysis because it failed to inform the public of the litigation uncertainties surrounding the transfer.

The Court of Appeal's ruling in *California Oak* does not prohibit reliance on the CLWA Supplemental Water Project, including the 41,000 af transfer. The Court criticized the City's reasoning for relying on the CLWA-imported water supply (including the 41,000 af Table A transfer), but it did not bar the City or any other agency from relying on the transfer for planning purposes.

Instead, the Court of Appeal held that the EIR must include either: (1) an analysis of why it is appropriate to rely on the 41,000 af transfer; or in the alternative (2) an analysis of how the demand for water would be met without the 41,000 af entitlement. The Court held that it was still up to the City to determine whether reliance on the 41,000 af is reasonable.

Accordingly, under *California Oak*, so long as the agency has analyzed the uncertainties surrounding this water supply, it is within the agency's province to decide whether to rely on the transfer for planning purposes.

Despite the litigation uncertainties surrounding the 41,000 af transfer since its inception, the transfer was completed in 1999 and the water has been continuously delivered to CLWA. CLWA has paid approximately $47 million for the additional Table A Amount based on the transfer. The monies have been delivered. The sales price was financed by tax-exempt bonds. DWR recognized the transfer as permanent under the Monterey Agreement by entering into Amendment No. 18 to CLWA's agreement, which increases its Table A Amount by 41,000 af. The water supplies have consistently been allocated to CLWA based on that entitlement ever since.

A future adverse judgment invalidating the Monterey Agreement or the 41,000 af transfer could affect CLWA's and NCWD's ability to use water from the 41,000 af transfer and adversely affect CLWA's and NCWD's water supplies over the long term. The new pending challenges to the adequacy of CLWA's new Supplemental Water Project EIR and DWR's pending preparation of a new Monterey Agreement Program EIR therefore create potential uncertainty regarding the 41,000 af transfer.

However, it is not reasonable to believe that pending litigation is likely to unwind executed and completed agreements with respect to the permanent transfer of SWP water amounts, including the 41,000 af transfer.

After review of the current available information, NCWD determines that it is appropriate to rely upon the 41,000 af transfer for planning purposes for the following reasons:

1. The Monterey Agreement and resulting implementing transfer amendments remain in full force and effect, and no court has questioned the validity of the Monterey Agreement or the resulting implementing contracts.

2. The Court of Appeal refused to enjoin the reasonable use of water from the CLWA Supplemental Water Project including the 41,000 af transfer in *Friends*.

3. The existing SWP Water Delivery contract (including the 41,000 af transfer amendment) remains in full force and effect, and no court has ever questioned the validity of the contract or enjoined use of this portion of CLWA's Table A Amount.

4. DWR is preparing an EIR that will analyze all of the water transfers that were facilitated by the Monterey Amendments; this does not preclude CLWA from preparing and certifying its own EIR for the 41,000 af transfer, as instructed by *Friends*.

5. CLWA has certified the Supplemental Water Project EIR, including the 41,000 af Table A Amount transfer, without tiering from the Monterey Agreement EIR.

6. The 1999 CLWA Supplemental Water Project EIR for the 41,000 af transfer was overturned solely because it tiered from a later-decertified Monterey Agreement EIR.

7. CLWA's new Supplemental Water Project EIR corrects the sole defect identified by the Court of Appeal (i.e., tiering off the Monterey Agreement Program EIR).

8. CLWA's new Supplemental Water Project EIR must be deemed to be legally adequate until and unless it is set aside by a court.

9. Nothing in the Monterey Amendments settlement agreement precludes reliance on the 41,000 af transfer.

10. Nothing in the Monterey Amendments settlement agreement precludes CLWA from preparing and certifying its new Supplemental Water Project EIR for the 41,000 af transfer, as instructed by the Court of Appeal in *Friends*.

11. The Monterey Amendments settlement agreement expressly authorizes the operation of the SWP in accordance with the Monterey Amendments, which authorize the 41,000 af transfer.

12. The 41,000 af transfer was completed in 1999 and DWR has allocated and annually delivered water in accordance with the completed transfer. A price was set, the money was paid (financed by tax-exempt bonds), DWR amended CLWA's contract to include the additional entitlement, and the water has been continuously allocated and annually delivered to CLWA since 2000.

13. The Los Angeles County Superior Court in Sierra Club, et al. v. City of Santa Clarita, et al., Case No. BS 098 722 recently upheld the City of Santa Clarita's EIR for Newhall Land and Farming's Riverpark project and expressly found that the City properly relied on the 41,000 af water transfer for planning purposes. See Attachment A.

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

CLWA has entered into a water banking agreement with the Rosedale-Rio Bravo Water Storage District (RRBWSD). The EIR for this project was certified and the project was approved by CLWA in October 2005. Under the RRBWSD Groundwater Storage, Banking, Exchange, Extraction and Conjunctive Use Program (RRBWSD Storage and Recovery Program), CLWA would store up to 20,000 afy of its total SWP Table A Amount for use later

withdrawal and delivery to the CLWA service area in a future year or years when demand in the CLWA service area is greater than supply (i.e., in drier years; CLWA 2005b). Additional yearly storage capacity may be provided from time to time as determined by RRBWSD, however, the maximum amount of stored water that CLWA will have in the RRBWSD Storage and Recovery Program at any time is 100,000 af. Over the life of the project (through 2035), CLWA will be able to store a total of 200,000 af in the RRBWSD Storage and Recovery Program (CLWA 2005b). Under the RRBWSD Storage and Recovery Program, CLWA banked 20,000 af in 2005 and will bank 20,000 af this year (personal communication, D. Masnada 2006).

Under the RRBWSD Storage and Recovery Program, CLWA may elect to deliver to RRBWSD its excess Table A Amount or other SWP supplies available to CLWA. RRBWSD would use this water in lieu of pumping groundwater for irrigation or would directly recharge it to the underlying groundwater basin in recharge/percolation ponds. Upon request, RRBWSD would return CLWA's previously stored SWP water in one or more years, by either (1) requesting that an equivalent amount of RRBWSD's SWP water be delivered to CLWA (exchange); or (2) by pumping the water from its groundwater basin (pumpback) to the Cross Valley Canal into the Edmund G. Brown California Aqueduct (California Aqueduct), at which time the water would commingle with the SWP water in the California Aqueduct and would be conveyed to CLWA. The water RRBWSD returns to CLWA would be delivered through the California Aqueduct to CLWA on a space-available basis within the capacity of SWP facilities. CLWA will be able to request the withdrawal of 20,000 afy plus any additional and available extraction capacity as determined by RRBWSD. If RRBWSD constructs additional extraction facilities in the future, CLWA could potentially request up to 45,000 afy of its banked water.

This is a long-term banking and exchange project that would extend through 2035. The RRBWSD Storage and Recovery Program would improve the reliability of CLWA's existing dry-year supplies. The purpose of this project is to increase water supply reliability in the Santa Clarita Valley during single or multiple dry years.

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

CLWA is evaluating a water acquisition agreement with the Buena Vista Water Storage District (BVWSD) and the Rosedale-Rio Bravo Water Storage District (RRBWSD), referred to as the BVWSD/RRBWSD Water Acquisition Project. The water acquired by CLWA would be used to meet current and future demand in its service area, and anticipated demands of several currently identified sites that CLWA may soon be requested to annex into its service area. Through the BVWSD/RRBWSD Water Acquisition Project, CLWA would have rights to purchase the 11,000 af annually from BVWSD/RRBWSD during the term of CLWA's SWP Contract (2035), with an option to extend to a later date.

This 11,000 af of water acquired by CLWA would be used to meet current and future demand in its service area or the service area as it may be extended through annexation. An additional 9,000 af would be available for purchase from year-to-year, depending on the hydrologic conditions and water availability, for a total of 20,000 af. This additional water would only be available periodically, and while it would increase the water supply reliability for the CLWA service area, it would not support new development.

The Draft EIR for the CLWA Water Acquisition from the Buena Vista Water Storage District/Rosedale-Rio Bravo Water Storage District Water Banking and Recovery Program was issued in June 2006 (CLWA 2006b). The Final EIR for the project is currently being prepared; the Board of Directors is expected to determine whether to certify the EIR and approve the project in the fall of 2006. If approved, the project would increase CLWA's water supply by 11,000 to 20,000 afy. A portion (11,000 afy) of this water would be used to support existing and anticipated new demands, and a portion (up to 9,000 afy) would be used to increase the water supply reliability in the CLWA service area.

3.3 New Facilities

3.3.1 Treatment

CLWA filters and disinfects SWP water at its two treatment plants prior to its distribution to Local Purveyors. Since the completion of the CEQA evaluations for the Project, CLWA has approved and constructed upgrades to the Earl Schmidt Water Filtration Plant and is considering expansion of the Rio Vista Water Treatment Plant. The following section summarizes these actions.

The Earl Schmidt Water Filtration Plant (ESWFP) is one of two potable water treatment plants in the CLWA service area. The ESWFP is located near Castaic Junction, south of Lake Hughes Road and adjacent to Castaic Lake. It receives untreated SWP water from Castaic Lake and treats that water to meet applicable potable water quality standards.

CLWA was evaluating designs and potential environmental impacts of the upgrade and expansion of the ESWFP at the time of the approval of the Project. The process modifications were designed to achieve compliance with current and proposed water quality regulations (CLWA 2003b). The capacity modifications to the ESWFP were intended to accommodate a firm treatment capacity of 56 mgd (CLWA 2003b). These capacity modifications had the additional benefits of providing: (1) a greater degree of redundancy in treatment capabilities in the event of an emergency; (2) additional peak throughput capacity to meet existing summer peaking needs; and (3) capacity to serve future growth.

CLWA approved the plans for this project in mid-2003. Construction of the ESWFP upgrade and expansion followed the project approval. The 56 mgd plant has been functioning with its new processing system and added capacity since the spring of 2005.

CLWA is currently evaluating designs for the expansion of the Rio Vista Water Treatment Plant (CLWA 2006a). The plans call for the immediate expansion of this facility from its current 30 mgd to 60 mgd. The capacity modifications would have the same benefits as described for the ESWFP, above. The CLWA Board of Directors recently approved the project and certified the Rio Vista Water Treatment Plant Expansion Final EIR on August 23, 2006.

Expansion of treatment capacity enhances the ability of regional water agencies to meet the peak demands of water users. Without these expansions water purveyors would be forced to increase the pumping capacity of groundwater wells to meet peak demands. Treatment plant expansions do enhance the reliability of the delivery of water to users but do not add to the reliability of the supply.

3.3.2 Conveyance

CLWA provides treated water to the Local Purveyors via network pipelines. Since the completion of the CEQA evaluations for the Project, CLWA has approved the extension of the Honby Pipeline, and is in the process of extending the Pitchess Pipeline and the Sand Canyon Pipeline and related storage reservoir.

Completion and operation of the new facilities described below does not influence the amount of water available to support new development (like the Project) in the CLWA service area, but does support the delivery of the available water for use to existing and future development. Facilities upgrades in the CLWA service area significantly contribute to meeting peak period daily demands and provide redundancy to cope with unanticipated outages and emergencies.

3.3.2.1 Pitchess Pipeline

The Pitchess Pipeline is an approximately 4,300-foot-long, 24-inch lateral pipeline extension that extends existing pipeline from just east of Interstate 5 to the intersection of the Old Road and Sedona Way in unincorporated Los Angeles County. The Pitchess Pipeline carries treated imported water to the northwestern portion of CLWA's service area to supplement existing groundwater supplies distributed by the Local Purveyors. The Pitchess Pipeline was completed in fall of 2005.

3.3.2.2 Honby Pipeline

The Honby Pipeline Project is the construction of a 9,500-foot, 60-inch buried steel water pipeline to replace the existing 33-inch Honby pipeline, in a new alignment. Construction will occur in two stages. The first phase will include construction of a 2,500-foot pipeline segment that will connect the 84-inch treated water pipeline that leads from the RVWTP to the existing Honby Pipeline. The second phase will consist of the construction of the remaining 7,000-foot segment of the pipeline. This segment will continue from the end of the 2,500-foot segment to the new Sand Canyon pump station. Construction is expected to be complete by spring 2007. This pipeline will transport water that is already part of CLWA's supply.

3.3.2.3 Sand Canyon Pipeline

CLWA recently completed the construction of the Sand Canyon Pipeline and pump station, and the construction of a related storage reservoir is currently underway. Construction is expected to be completed by December 2006. The 48-inch, approximately 30,000-foot-long water pipeline originates near the intersection of Furnivall Avenue and Santa Clara Street where the new Sand Canyon pump station is located. The pipeline travels southeast from the new pump station and terminates at the new storage reservoir being constructed west of Rolling Hills Avenue and Warmuth Road. The new pump station will provide the lift to transport water to the 7-million-gallon storage reservoir and ensure that adequate pressure is available throughout the project's service zone.

3.4 Plans and Reports

3.4.1 NCWD Water Supply Report

In late 2004, NCWD prepared an assessment of regional water supplies to assist the agency in determining if currently available and reasonably foreseeable water sources will be sufficient to meet existing and anticipated future water demands (NCWD 2004). This assessment characterized the local and imported water supplies available to NCWD, the reliability of those water supplies and the projected water demands for the Santa Clarita Valley, and those within the NCWD service area. The assessment followed the guidelines in the California Water Code Sections 10910-10912 for approach, required information, and the criteria for determining supply sufficiency to allow NCWD to facilitate the use of the information in the Water Supply Report in future.

NCWD evaluated various methods of predicting future water demands. The various methods included regional projections of per capita use estimates, extrapolation of historic water connection to new water connections, and econometric approaches using planned land use. The extrapolation of historic water connection method (with consideration of the results of the other methods) was used in this report.

It was determined that the total annual demand within the NCWD service area at build-out of the approved land use (at an indeterminate date) would be 29,150 af. Water connections were expected to increase to 14,550 by 2025. Water demand (with anticipated conservation measures) was expected to increase to 17,400 afy by 2025.

NCWD reviewed the status of each of the local and imported water supplies, their constraints, reliability, and augmentation possibilities. Based on those analyses sufficient water supplies appeared to be available to meet anticipated demand through 2025. This determination included normal, multiple dry, and single dry year conditions along with the use of local groundwater, imported, banked, and recycled supplies.

3.4.2 Santa Clarita Valley Water Reports

Water management agencies in the Santa Clarita Valley have prepared the annual *Santa Clarita Valley Water Report* (SCVWR) since 1998. This report provides the current information about water supplies (including the local groundwater resources, SWP water supplies, water conservation supplies and recycled water) and demands. The 2005 edition reviews the sufficiency and reliability of current supplies compared to existing demand and provides a short-term outlook of the supply-demand relationship for 2006.

As described in the most recent SCVWR, the total water demand in the Santa Clarita Valley in 2005 was approximately 83,600 af. Approximately 85 percent (70,800 af) of this demand was delivered for municipal use and the remainder (12,800 af) was for agricultural and other (miscellaneous) uses. As a result of the significantly wet conditions that prevailed through winter and spring, total demand in 2005 was approximately five percent lower than in 2004, and about nine percent lower than had been estimated in the previous SCVWR. The total water demands were met by a combination of about 45,100 af from local groundwater resources, about 38,000 af of SWP water, and about 450 af of recycled water. Groundwater supplies were used to meet nearly 32,300 af for municipal demand and 12,800

af for agricultural and other uses. Groundwater supplies from the alluvial aquifer produced approximately 38,700 af and slightly less than 6,500 af were pumped from the underlying, deeper Saugus Formation. Alluvial aquifer pumping represented about a 5,000 af increase from 2004 while pumping from the Saugus formation was essentially unchanged. Neither pumping volume resulted in any overall change in ongoing groundwater conditions (water levels, water quality, etc.) in either aquifer system. SWP deliveries to the Local Purveyors decreased by about 9,000 af from the volume delivered in 2004.

Table 4 provides a summary of the water uses and supplies in the Santa Clarita Valley in 2005.

TABLE 4
Summary of 2005 Water Supplies and Uses (acre-feet)

Municipal		
State Water Project		38,034
Groundwater (Total)		32,316
Alluvial Aquifer	26,368	
Saugus Formation	5,948	
Recycled Water		438
Subtotal		**70,788**
Agriculture/Miscellaneous		
State Water Project		-
Groundwater (Total)		12,785
Alluvial Aquifer	12,280	
Saugus Formation	505	
Subtotal		12,785
Total		**83,573**

Source: SCVWP 2005.

CLWA's final allocation of Table A from the SWP for 2005 was 90 percent, or 85,680 af. Utilizing SWP contract provisions, CLWA elected to "carry over" unused remaining Table A Amount into 2006. The total available SWP supply in 2005 was 88,382 af, including 2,702 af of 2004 carryover delivered in early 2005. CLWA deliveries were 38,034 af to the Purveyors and 20,000 af to the RRBWSD Storage and Recovery Program (described above), with 31,377 af of the 2005 Table A Amount for potential carryover to 2006. In 2005, CLWA did not need to supplement water supplies from the two groundwater banking agreements with Semitropic.

The SCVWR also provided a review of the status of the water resources available for use in the Santa Clarita Valley and applicable water management plans. Management plans for the Alluvial aquifer anticipate withdrawals in the range of 30,000 to 40,000 afy in average/normal years, and 30,000 to 35,000 afy in dry years. Pumping from the Alluvial aquifer was 38,700 af in 2005. Higher than average precipitation in late 2004 and 2005

resulted in significant water level recovery in the eastern part of the basin, continuing the overall trend of fluctuating groundwater levels within a generally constant range over the last 30 years. On a long-term basis, there is no evidence of any historic or recent trend toward permanent water level or storage decline.

These ongoing data indicate that the Alluvial aquifer remains in good operating condition and can continue to support pumping in the range described above without adverse results (e.g., long-term water level decline or degradation of groundwater quality). While there have been historical fluctuations in groundwater level and quality, typically associated with variations in precipitation and streamflow, there has been no long-term trend toward groundwater quality degradation; groundwater produced from the Alluvial aquifer remains a viable municipal and agricultural water supply.

All other Alluvial wells operated by the Purveyors continue to be used for municipal water supply service; those wells near the Whittaker-Bermite property are routinely sampled and perchlorate has not been detected. The inactivation of Alluvial wells due to perchlorate contamination (described above) does not limit the Purveyors' ability to produce groundwater from the Alluvial aquifer in accordance with the groundwater operating plan.

Management plans for the Saugus Formation aquifer anticipate withdrawals in the range of 7,500 to 15,000 afy in average/normal years and 21,000 to 35,000 afy for one to three consecutive dry years. These management plans describe that such short-term pumping can be recharged during subsequent wet/normal years to allow groundwater levels and storage to recover, as it has in historical periods. Total pumping from the Saugus Formation was slightly less than 6,500 af in 2005. On average, pumping from the Saugus Formation has been about 7,000 afy since 1980. Both rates are near the lower end of the range of use of the water within the formation. As a result of long-term relatively low pumping from the Saugus Formation, groundwater levels in that aquifer have remained essentially constant over the last 35 to 40 years. Ammonium perchlorate contamination from the Whittaker-Bermite facility continued to force the closure of four wells in the Saugus Formation (described above). Despite the inactivated Saugus wells, the Purveyors still have sufficient pumping capacity in other wells to meet the planned normal range of Saugus pumping.

The 2005 SCVWR also provided up-to-date information on historical and current water deliveries by water source type. This information is provided in Table 5. The SCVWR identified that water demands and supplies fluctuate from year to year in response to climatic conditions. For example, while the long-term urbanization of the Santa Clarita Valley has resulted in a long-term increase in demand for urban uses, demand in 2005 was approximately five percent less than in 2004, principally as a result of a lengthy rainy season. Water supplies for 2006 were expected to be sufficient to meet the needs of the CLWA service and allow for the banking of an additional 20,000 af in the RRBWSD's Storage and Recovery Program. Previously banked water in the Semitropic Groundwater Storage Bank is not anticipated to be needed in 2006.

TABLE 5
Municipal Water Supply Utilization by the Local Purveyors

Year	State Water Project	Alluvial Aquifer	Saugus Formation	Recycled Water	Total Municipal
1980	1,125	16,625	4,569	0	22,319
1981	5,816	14,056	4,950	0	24,822
1982	9,659	8,684	3,569	0	21,912
1983	9,185	8,803	3,398	0	21,386
1984	10,996	12,581	3,809	0	27,386
1985	11,823	12,519	4,140	0	28,482
1986	13,759	12,418	4,975	0	31,152
1987	16,285	12,630	4,962	0	33,877
1988	19,033	12,197	6,404	0	37,634
1989	21,618	13,978	7,217	0	42,813
1990	21,613	13,151	8,302	0	43,066
1991	7,968	17,408	14,417	0	39,793
1992	13,911	16,897	10,458	0	41,266
1993	13,393	19,808	10,151	0	43,352
1994	14,389	20,068	11,531	0	45,988
1995	16,996	20,590	8,087	0	45,673
1996	18,093	24,681	7,373	0	50,147
1997	22,148	25,273	6,752	0	54,173
1998	20,254	23,898	4,706	0	48,858
1999	27,282	27,240	2,728	0	57,250
2000	32,579	25,216	3,193	0	60,988
2001	35,369	22,055	3,267	0	60,691
2002	41,768	22,097	4,360	0	68,225
2003	44,419	19,397	3,581	700	68,097
2004	47,205	18,970	5,701	448	72,324
2005	38,034	26,368	5,948	438	70,788

Source: SCVWP 2005.

3.4.3 2005 Urban Water Management Plan

Water management agencies in the Santa Clarita Valley prepared and approved an updated Urban Water Management Plan (UWMP) in 2005[2]. The approved UWMP provides a framework to guide long-term planning and management actions by the regional water agencies. It also provides a broad perspective on a number of water supply issues to the public and provides information regarding:

- the potential sources of supply and their reasonable probable yield;
- the probable demand, given a reasonable set of assumptions about regional growth and implementation of good water management practices; and
- an assessment of how the supply will be able to meet demand in the next 20 years.

The UWMP contains a description of the historic and current water use and a description of the methodology used to project future demands within CLWA's service area. Water use was divided into applicable land use categories (residential, industrial, institutional, landscape, agricultural, and other). Existing land use data and approved new water connection information were compiled from each of the Local Purveyors. Future projections of demand were based on information in the "One Valley One Vision" (OVOV) report, a joint planning effort by the City of Santa Clarita and the County of Los Angeles. This information was then compared to historical trends for new water service connections and customer use factors considering climatic and water conservation effects. Historic water demands are shown in Figure 6, and projected future water demands are provided in Table 6.

The 2005 UWMP also contains a description of existing and reasonably anticipated water resources available to CLWA and the Local Purveyors. These descriptions include the various sources of water, the amount of water that would be expected to be available under normal years and during periods of single year and multiple year droughts.

Table 7 provides the existing and anticipated water supplies for use within the CLWA service area, and the associated assumptions and caveats, as were described in the 2005 UWMP.

Reliability planning and the inherent nature of the delivery reliability of each of the water sources were reviewed in the 2005 UWMP. This discussion included:

- characteristics of the local groundwater supplies from the alluvial and Saugus Formation aquifers;
- the timing and availability of recycled water;
- supplies from the SWP, provisions of the water supply contract and the anticipated delivery reliability of those supplementary supplies (as described in the 2005 SWP Delivery Reliability Report (DWR 2006b)); and

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2 The California Legislature enacted the Urban Water Management Planning Act in 1983. This act has been implemented through Water Code Sections 10610 - 10656. The Act states that every urban water supplier that provides water to 3,000 or more customers, or that provides over 3,000 acre-feet of water annually, should make every effort to ensure the appropriate level of reliability in its water service sufficient to meet the needs of its various categories of customers during normal, dry, and multiple dry years. The Act describes the contents of the Urban Water Management Plans as well as how urban water suppliers should adopt and implement the plans.

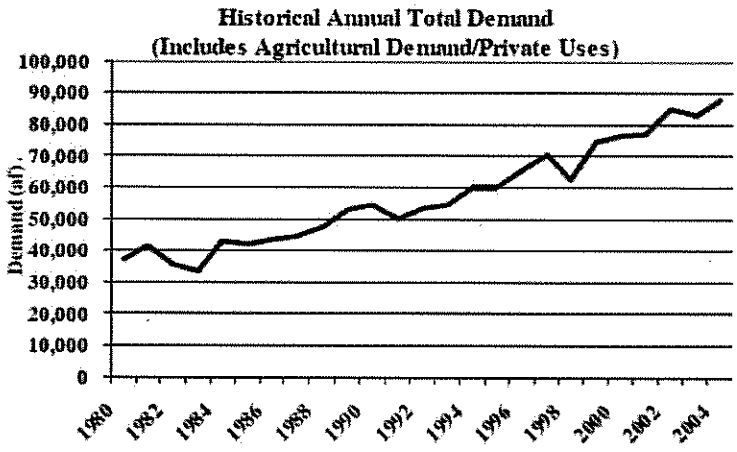


FIGURE 6
Historical Annual Total Demand in the CLWA Service Area
SOURCE: CLWA 2005.

TABLE 6
Projected Water Demands in the CLWA Service Area

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

Source: CLWA 2005a.
1. Assumes 10 percent reduction on urban portion of demand resulting from conservation best management practices.

TABLE 7
Existing and Planned Water Supplies in the CLWA Service Area

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

Source: CLWA 2005a.
1. The values shown under "Existing Supplies" and "Planned Supplies" are supplies projected to be available in average/normal years. The values shown under "Exiting Banking Programs" and "Planned Banking Programs" are either total amounts currently in storage, or the maximum capacity of program withdrawals.
2. SWP supplies are calculated by multiplying CLWA's Table A Amount of 95,200 af by percentages of average deliveries projected to be available, then from Table 6-5 of DWR's "Excerpts from Working Draft of 2005 SWP Delivery Reliability Report (May 2005).
3. Supplies shown are total amounts that can be withdrawn and would typically be used only during dry years.
4. Initial term of the Ventura County entities' flexible storage account is ten years (from 2006 to 2013).
5. Supplies shown are the total amount currently in storage and would typically be used only during dry years. Once the current storage amount is withdrawn, this supply would no longer be available, and this supply is not available after 2013.
6. CLWA is in the process of acquiring this supply, primarily to meet the demands of future annexations to the CLWA service area.

- various flexible water supply arrangements (e.g.; the flexible storage account with DWR, water banking agreements with Semitropic Water District and the Rosedale-Rio Bravo Water Storage District, and the water supply agreement with the Buena Vista Water Storage District and the Rosedale-Rio Bravo Water Storage District) established by CLWA to meet water demands in years when local and SWP supplies were insufficient to meet water user demands.

Also included in the 2005 UWMP are descriptions of water Demand Management Measures and the Best Management Practices implemented by CLWA as a part of water conservation programs to result in quantifiable water savings for the Valley, and a Water Shortage Contingency Plan and a Drought Emergency Water Sharing Agreement have been prepared by CLWA and the Local Purveyors.

The UWMP was the subject of a series of public outreach actions, including two public hearings. It was adopted by the water management agencies in the Santa Clarita Valley in late 2005.

In February 2006 a petition challenging the 2005 UWMP was filed by California Water Impact Network and Friends of the Santa Clara River in the Ventura Superior Court. The petition alleges that the plan violated the Urban Water Management Planning Act because it overstates availability of local groundwater and SWP supplies thereby facilitating unsustainable urban development and resulting in harm to public trust resources involving the contribution to the water flows and quality of water in the Santa Clara River and its habitat. These challenges were transferred to the Los Angeles Superior Court and the litigation is pending (Los Angeles County Superior Court Case BS 103295).

3.4.4 Monterey Agreement and the SWP Reliability Report

During the 1990s, disagreements arose between DWR and the agencies that hold contracts for SWP water (SWP contractors) about how available SWP supplies should be allocated. The SWP contractors and DWR agreed to negotiate a settlement of their differences and develop a new approach to managing SWP resources through a major overhaul of the Water Supply Contracts. After a series of exhaustive negotiating sessions, an agreement was reached in December 1994 in Monterey, California on a set of principles, known as the "Monterey Agreement." The Monterey Agreement principles were implemented through an amendment to the Water Supply Contracts between DWR and the SWP contractors, which became known as the "Monterey Amendment." The Monterey Amendment was approved in 1995 and went into effect in August 1996.

A Program EIR analyzing the environmental impacts of the Monterey Amendment (Monterey Agreement EIR) was prepared and certified by the Central Coast Water Authority (CCWA) in 1995.

As discussed in Section 3.2.2 of this Addendum, in late 1995, a lawsuit was filed by the Planning and Conservation League (PCL), Plumas County Water Conservation and Flood Control District (Plumas County), and Citizens Planning Association of Santa Barbara County (CPA) (collectively referred to as the "plaintiffs") challenging the EIR. The plaintiffs argued that the environmental impact analysis prepared was inadequate because CCWA was not a proper lead agency and the EIR analysis did not reflect the inability of the SWP to deliver full Contract amounts to SWP contractors, even though they held contractual

"entitlements" to those supplies. In 2000, the California State Court of Appeal (Third District) found that a new EIR must be prepared.

Discussions to mediate a settlement began in 2001 and were finalized in May 2003. All parties to the litigation have signed the settlement agreement. The settlement agreement calls for DWR to prepare a new EIR pursuant to CEQA, while the Monterey Amendment's provisions remain in operation. Pursuant to the settlement agreement, the parties are preparing a new EIR. The new EIR will evaluate the potential environmental impacts of changes to SWP operations incorporated in the Monterey Amendment and the settlement agreement. The settlement agreement did not change the substance of the Monterey Amendment, but addressed the process by which the new Monterey Amendment EIR will be prepared. The settlement agreement also calls for DWR to produce a biennial SWP Delivery Reliability Report.

The Department of Water Resources (DWR) issued The SWP Delivery Reliability Report 2005 (DWR 2006b) to update information presented in the similar 2002 report (DWR 2003). A draft of the SWP Delivery Reliability Report 2005 underwent extensive public review in late-2005. The information contained in the 2005 report was recommended by DWR for use by SWP contractors in developing their 2005 Urban Water Management Plans.

The SWP Delivery Reliability Report 2005 presented DWR's current information regarding the annual water delivery reliability of the SWP for existing and future levels of development in the water source areas, assuming historical patterns of precipitation. This report reviewed the general subject of water delivery reliability and discussed how DWR determines delivery reliability for the SWP. A discussion of the analysis tool (the CalSim II computer simulation model), the analyses, and peer review regarding the accuracy of CalSim II and its suitability for use in this report was included[3]. Finally, estimates of SWP delivery reliability today and in the future were provided along with examples of how to incorporate this information into local water management plans.

The SWP Delivery Reliability Report 2005 did not include analyses of how specific water agencies should integrate SWP water supply into their water supply equation. The reports identified that such integration requires extensive information about local facilities, local water resources, and local water use, which is beyond the scope of the State-wide report. Moreover, such an analysis would require decisions about water supply and use that traditionally have been made at the local level. DWR identified that local officials (like CLWA) should continue to fill this role. Chapter 6 of the 2005 Report provided examples to help local agencies incorporate the information presented in this report into local water management assessments.

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3 The critical data in the 2002 and 2005 Reports are based upon water delivery predictions using a computer simulation model, CalSim II. Public criticism of this analytical approach centers on two areas: (1) the ability of CalSim II to simulate "real world" conditions and accurately estimate SWP deliveries; and (2) the inability of the approach to account for future uncertainties such as changes in the climate pattern or levee failure in the Sacramento-San Joaquin Delta due to flooding or an earthquake. While no model is perfect, DWR is satisfied with the degree to which CalSim II simulates actual, real-world operations of the SWP. When professional judgment is used with the knowledge of the limitations of CalSim II and the assumptions used in the studies, CalSim II is a useful tool in assessing the delivery reliability of the SWP. The studies and peer review related to CalSim II are discussed in Chapter 3 and Appendix E of the 2005 Report.

The 2005 Report (DWR 2006b) provided information on five CalSim II model studies. Studies 1, 2, and 3 were from the 2002 SWP Delivery Reliability Report while studies 4 and 5 were developed specifically for the 2005 Report. The results of studies 1, 2 and 3 were included in for comparison purposes.

The results of these studies as summarized in Table 8 for average, maximum, and minimum deliveries for SWP contractors south of the Sacramento-San Joaquin Delta.

TABLE 8
Table A Deliveries for SWP Contractors South of the Delta

Study	Average Delivery		Maximum Delivery		Minimum Delivery	
	Thousand afy	Percent of Maximum Table A	Thousand afy	Percent of Maximum Table A	Thousand afy	Percent of Maximum Table A
2002 SWP Delivery Reliability Report						
1. 2001 Study	2,962	72%	3,845	93%	804	19%
2. 2021A Study	3,083	75%	4,128	100%	830	20%
3. 2021B Study	3,130	76%	4,133	100%	830	20%
2005 SWP Delivery Reliability Report (Updated Studies)						
4. 2005 Study	2,818	68%	3,848	93%	159	4%
5. 2025 Study	3,178	77%	4,133	100%	187	5%

Source: DWR 2006b.
Note: Maximum Delta Table A is 4.133 million acre-feet per year.

The results of these studies for a variety of dry-year scenarios are provided in Table 9. Information is provide for both current (Study 4) and for 20 years in the future (Study 5).

TABLE 9
Average and Dry-year Table A Delivery from the Delta

	Average 1922-1994	Single dry-year (1977)	2-year drought (1976-1977)	4-year drought (1931-1934)	6-year drought (1987-1992)	6-year drought (1929-1934)
2002 SWP Delivery Reliability Report						
1. 2001 Study	72%	19%	48%	37%	41%	40%
2. 2021 A Study	75%	20%	44%	39%	40%	41%
3. 2021B Study	76%	20%	44%	39%	40%	41%
2005 SWP Delivery Reliability Report (Updated Studies)						
4. 2005 Study	68%	4%	41%	32%	42%	37%
5. 2025 Study	77%	5%	40%	33%	42%	38%

Source: DWR 2006b.

The anticipated average delivery of SWP forecast in the SWP Water Delivery Reliability Report (DWR 2006b) are similar to those found in prior DWR (2003) report. Anticipated

delivery in a single-year drought scenario is significantly less than those previously published. These result tend to demonstrate the need for water banking programs such as those implemented by CLWA (e.g., Semitropic and RRBWSD) to reduce or eliminate the anticipated delivery amounts in single dry years. The results of the SWP Water Delivery Reliability Report (DWR 2006b) were incorporated into the 2005 Urban Water Management Plan (CLWA 2005a).

3.4.5 Global Warming

The potential effects of increasing atmospheric concentrations of carbon dioxide and other 'greenhouse gases' and the observed increase in the average temperature of the Earth's atmosphere and oceans have been the subject of considerable technical analysis and political debate. The natural phenomena (e.g.; temperature, rainfall) that together form the climate of a particular region vary from day-to-day and year-to-year. The variation in climate can be a result of natural, internal processes or in response to external forces from both human and non-human causes, including solar activity, volcanic emissions, and greenhouse gases. There is little controversy that the earth's atmosphere has warmed over the last century. The detailed causes of this change remain an active field of research. However, there is increasing amount of scientific evidence that identifies greenhouse gases as the primary cause of the recent warming. This conclusion can be controversial, especially outside the scientific community. The U.S. Environmental Protection Agency maintains a website summarizing the most recent scientific evaluations and current news on the global warming issue at: http://yosemite.epa.gov/oar/globalwarming.nsf/content/index.html.

On June 1, 2005, Governor Arnold Schwarzenegger issued Executive Order S-3-05 establishing greenhouse gas emissions targets for California and requiring biennial reports on potential climate change effects on several areas, including water resources. In June 2006 DWR published a Technical Memorandum Report entitled Progress on Incorporating Climate Change into Planning and Management of California's Water Resources in response to the Executive Order (DWR 2006a).

This Technical Memorandum Report describes progress made incorporating climate change into existing water resources planning and management tools and methodologies. Some preliminary results on the potential effects of climate change are presented. While the analyses presented in that report used many of the most current scientific techniques and were reviewed by experts, all of the results are preliminary. They incorporate several assumptions, reflect a limited number of climate change scenarios, and do not address the likelihood of each scenario. Policy implications of climate change and recommendations to respond to the future demands for water are identified as beyond the scope of the report.

The Report covers a wide range of topics addressing climate change and its potential impact on California's water resources. These include the following:

- Causes of climate change and potential threat to California's water resources, and measures that could be taken to adapt to or mitigate the effects of climate change.
- Background and approach used for the climate change analyses included and the climate change scenarios used in the Report.

- Potential impacts of the selected climate change scenarios on SWP and Central Valley Project operations. Results presented include changes in reservoir inflows, delivery reliability, and annual average carryover storage. It also discusses the interaction of various regulatory and operational conflicts such as water allocations, flood control, in-stream flow requirements, and water quality requirements. The Report also presented the implications for possible changes to operations that could mitigate the effects of climate change. However, these operational changes are left for future work.
- Potential impacts to Delta water quality and water levels, including effects of modified Delta inflows and exports on compliance with water quality standards and the implications of sea level rise.
- Implications of global warming for managing floods.
- Potential increases in crop water use due to global warming, and application of analysis tools to assess changes in estimated net irrigation requirements for crops.

In addition, the Report included directions for further work to incorporate climate change into California's water resources management. This includes probability estimates of potential climate change scenarios in order to provide policymakers with both ranges of impacts and the likelihoods associated with those impacts.

Based on the information provided in the Report, Table 10 provides a summary of the anticipated future effects of global climate change on California's water resources and the consequences of those effects.

TABLE 10
Potential Effects of Climate Change on California's Water Resources and Expected Consequences

Potential Water Resource Impact	Expected Consequence
Reduction of the State's Average Annual Snowpack	Potential loss of 5 million acre-feet or more of average annual water storage in the State's snowpack
	Increased challenges for reservoir management and balancing the competing concerns of flood protection and water supply
Changes in the Timing, Intensity, Location, Amount, and Variability of Precipitation	Potential increased storm intensity and increased potential for flooding
	Possible increased potential for droughts
Long-term Changes in Watershed Vegetation and Increased Incidence of Wildfires	Changes in the intensity and timing of runoff
	Possible increased incidence of flooding and increased sedimentation
Sea Level Rise	Inundation of coastal marshes and estuaries
	Increased salinity intrusion into the Sacramento-San Joaquin River Delta
	Increased potential for Delta levee failure
	Increased potential for salinity intrusion into coastal aquifers (groundwater)
	Increased potential for flooding near the mouths of rivers due to backwater effects

TABLE 10
Potential Effects of Climate Change on California's Water Resources and Expected Consequences

Potential Water Resource Impact	Expected Consequence
Increased Water Temperatures	Possible critical effects on listed and endangered aquatic species
	Increased environmental water demand for temperature control
	Possible increased problems with foreign invasive species in aquatic ecosystems
	Potential adverse changes in water quality, including the reduction of dissolved oxygen levels
Changes in Urban and Agricultural Water Demand	Changes in demand patterns and evapotranspiration rates

Source: DWR 2006a.

Other recent DWR documents have addressed the potential for climate change, the potential effects on water resources management, and the applicability of existing models to simulate current and future conditions that would be likely to occur over the next 20-years. Other evaluations (see http://www.climatechange.ca.gov/biennial_reports/2006report/) have used readily available models and other water management tools to assess the affects of various global climate change scenarios on water supplies in California. DWR addressed the need to consider global climate change as part of long-term planning for the management of California's water resources in the Bulletin 160: California Water Plan Update - 2005. This report acknowledged that:

> *California's future hydrologic conditions will likely be different from patterns observed over the past century. Predictions include increased temperatures, reductions to the Sierra snowpack, earlier snowmelt, and a rise in sea level, although the extent and timing of the changes remain uncertain. ...*
>
> *Managing water resources with climate change could prove different than managing for historical climate variability because climate change could produce hydrologic conditions, variability, and extremes that are different from what current water systems were designed to manage; ...*
>
> *At present, the extent of climate change impacts is uncertain. As more sophisticated tools are developed and more studies are completed, better quantification may be possible. ... Incorporating flexibility and adaptability into our current system can strengthen our ability to respond to change. Flexible systems contribute to beneficial operations both under current as well as future climate conditions by allowing management adjustments or midcourse corrections without causing major economic and social disruptions.... (DWR 2005)*

The SWP Delivery Reliability Report addressed the need to incorporate some of the uncertainties of global warming with regard to planning and operation of the SWP, as described in the following excerpt from the Report:

> *Until the impacts of climate change on precipitation and runoff patterns in California are better quantified, future weather patterns are usually assumed to be similar to those in the past, especially where there is a significant historical rainfall record.*
>
> *The State Water Project analyses contained in this report are based upon 73 years of historical records (1922-1994) for rainfall and runoff that have been adjusted to reflect the current and future levels of development in the source areas by analyzing land use patterns and projecting future land and water use. These series of data are then used to forecast the amount of water available to the SWP under current and future conditions.*
>
> *The assumption that past rainfall-runoff patterns will be repeated in the future has an inherent uncertainty, especially given the evolving information on the potential effects of global climate change. (DWR 2006a)*

The California Assembly and Senate recently passed Assembly Bill 32, the California Global Warming Solutions Act of 2006. This act requires the State Air Resources Board to adopt a statewide greenhouse gas emissions limit equivalent to the statewide greenhouse gas emissions levels in 1990 and establish a mechanism to achieve this limit by 2020. The bill also requires the Board to adopt regulations for reporting and verifying statewide greenhouse gas emissions and to monitor and enforce compliance with the greenhouse gas emissions program. As of September 5, 2006, Assembly Bill 32 was enrolled and awaiting the Governor's signature.

3.5 Sacramento-San Joaquin Delta Limitations

Since completion of the Final EIR for the Project in 2001, a variety of actions have occurred or are planned for the Sacramento-San Joaquin Delta. These actions range from changes in water management infrastructure to changes in water quality requirements to protect the biological resources in the Delta. A description of some of the more substantial changes in the Delta region is provided below:

- **CALFED Litigation**—The CALFED Bay Delta Program is an association of agencies and stakeholders whose goal is to develop and implement a long-term plan to address chronic water supply and environmental problems in the Sacramento-San Joaquin River Delta and San Francisco Bay. This association has developed a Program Action Plan that provides a framework for the implementation of projects within the CALFED Program. The major program components are ecosystem restoration; water supply reliability (including water use efficiency, water transfers, watershed management, water storage, and water conveyance); water quality; and levee system integrity. An Environmental Impact Statement/EIR was prepared for the CALFED Program in 1999 and was certified in August 2000. Three separate cases concerning the CALFED process were originally filed in Superior Court in Sacramento, Fresno, and Orange counties, and the cases were coordinated for trial proceedings before the Superior Court, Sacramento County. In April 2003, a Sacramento Superior Court upheld the EIR and its certification under CEQA. However, this judgment was reversed, in part, by the Third Appellate Court of California. The components of the CALFED Program continue to be implemented.

- **Environmental Water Account**—The Environmental Water Account (EWA) is a cooperative water management program designed to provide protection to at-risk native fish species of the Delta estuary while improving water supply reliability for water users. The EWA program makes environmentally beneficial changes in the operations of the SWP and the Central Valley Project (at no uncompensated water loss to the Central Valley Project and SWP water users). The protective actions for at-risk native fish species proposed as part of the EWA would range from reducing Delta export pumping to augmenting instream flows and Delta outflows. Beneficial changes in SWP and Central Valley Project operations could include changing the timing of some flow releases from storage and the timing of water exports from the Delta pumping plants to coincide with periods of greater or lesser vulnerability of various fish species to environmental conditions in the Delta. DWR and the U.S. Bureau of Reclamation (Reclamation) released the Final Environmental Impact Statement (EIS)/EIR for the EWA in January 2004.

- **South Delta Improvements Program**—The South Delta Improvements Program (SDIP) was included in the CALFED Program. The SDIP consists of two major components: (1) physical and structural improvements in the south Delta; and (2) operational improvements at the SWP's Clifton Court Forebay. The physical and structural improvements consists of the following: construction and operation of permanent operable gates at up to four locations in the south Delta channels to protect fish and meet the water level and, through improved circulation, water quality needs for local irrigation diversions; channel dredging to improve water conveyance; and modification of 24 local agricultural diversions. The operational components consider raising the permitted diversion limit into the SWP Clifton Court Forebay from 6,680 cubic feet per second (cfs) to 8,500 cfs. DWR and the U.S. Bureau of Reclamation released a Draft Environmental Impact Statement/EIR for the SDIP in October 2005.

- **North Delta Flood Control and Ecosystem Restoration Project**—The channel system in several of the streams in the North Delta lacks capacity to convey flows from the upstream watershed through the Delta to the San Joaquin River and to the San Francisco Bay. In concert with the CALFED Program, the North Delta Flood Control and Ecosystem Restoration Project, also referred to as the North Delta Improvements Project (NDIP), is designed to implement flood control improvements in a manner that also contributes to ecosystem restoration, water quality, and water supply reliability concerns in the North Delta. The NDIP will improve water conveyance, improve water supply reliability, facilitate reductions in salinity, recommend ecosystem restoration actions, and improve levee stability and integrity while minimizing impacts to agricultural and recreation resources. DWR and U.S. Army Corps of Engineers published a Notice of Intent/Notice of Preparation for the EIS/EIR on this project in January 2003.

- **Delta Levee Improvements**—There are over 1,600 miles of aging levees in the Delta. The integrity of these levees has been of concern for some time and was brought to the forefront after the failure of the Delta's Jones Tract levee in 2004, and subsequent levee failures and flooding due to hurricane Katrina in New Orleans in 2005. There are a variety of on-going and planned activities related to improving the integrity of the levees in the Delta.

- **Other SWP and/or Central Valley Project Operations Projects**—There are a variety of on-going and planned projects related to the operations of the SWP and Central Valley Project. These include, but are not limited to the following: 2004 Long-Term Central Valley Project Operations Criteria and Plan; San Luis Reservoir Low-Point Study; and the Delta-Mendota Canal/California Aqueduct Intertie.
- **Endangered Species Considerations**—Since completion of the Final EIR for the Project some protected species in the Delta, such as the Delta smelt, have experienced significant declines in their abundance. A variety of actions, projects, and plans have been implemented or are in the planning stages to address these species issues. These actions are being undertaken by a variety of federal, state, and local agencies. Several federal, state and local agencies, including the U.S. Bureau of Reclamation, U.S. Fish and Wildlife Service, the National Oceanic and Atmosphere Administration-Fisheries, DWR, certain water management wholesale and retail agencies, have initiated new species conservation planning and permitting activities for anticipated and ongoing water management operations in the Delta.

The 2005 SWP Delivery Reliability Report and the modeling analysis conducted for that report took into account the effects of many of these changes on water supply, quality, and supply reliability for SWP contractors south of the Delta. It is anticipated that future SWP Delivery Reliability Reports will take into account the effects of additional projects and programs as they are implemented.

3.6 Santa Clarita River TMDLs

Since completion of the Final EIR for the Project, two Total Maximum Daily Load (TMDL)[4] were completed for chlorides and nitrogen on the Santa Clara River. These TMDLs are described below.

3.6.1 Chlorides

In recent years, elevated concentrations of chloride have been measured in waters of the Santa Clara River watershed. These concentrations are primarily due to various types of loading during beneficial water uses, including agricultural uses (irrigation and leaching); commercial uses; domestic uses; and water treatment (e.g., water softeners) (LACSD 2002). In addition to loading from urban runoff, imported water in certain year types, and the discharge of treated wastewater, naturally occurring chloride concentrations contribute to excessive chloride concentrations in Santa Clarita Valley groundwater (LARWQCB 1999b). The identification of excessive chloride concentrations resulted in the addition of several reaches of the Santa Clara River in the Section 303(d) List, as identified above.

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4 The federal Clean Water Act requires states to designate appropriate water uses to be protected and directs states to set water quality criteria based on these uses (United States Environmental Protection Agency [USEPA] 2000a). Under section 303(d) of the Clean Water Act, states, territories, and authorized Indian tribes are required to submit lists to the USEPA detailing water bodies for which existing pollution controls are insufficient to attain or maintain water quality standards. After submitting the list of "impaired waters" to the USEPA, states must develop a TMDL plan to limit excess pollution. A TMDL is a number that represents the assimilative capacity of water for a particular pollutant, or the amount of a particular pollutant that the waterbody can receive without impacting its beneficial uses. TMDL plan implementation can be accomplished through revised permit requirements (for point source contaminants) and through implementation of Best Management Practices (USEPA 1999).

Table 11 provides a timeline summary of the regulatory actions taken to regulate chloride loading within the Santa Clara River.

TABLE 11
Regulatory Timeline for Chloride

Time	Action
January 1997	LARWQCB adopts a Chloride Policy, which consists of Resolution No. 97-02: Amendment to the California Regional Water Quality Control Plan for the Los Angeles Region, to Incorporate a Policy for Addressing Levels of Chloride in Discharges of Wastewaters.
Fiscal Year 1997/1998	Santa Clara River Reaches 3, 7 and 8 are added to the Section 303(d) List for chloride impairment, and TMDL monitoring commences.
October 2002	LARWQCB amended the 1994 Basin Plan to incorporate a TMDL for chloride for the upper Santa Clara River, establishing the 100 mg/L surface water quality objective for Reaches 7 and 8.
February 2003	The California State Water Resources Control Board (SWRCB) remanded the chloride TMDL back to the LARWQCB to consider sequentially phasing TMDL implementation tasks, extending the interim limits, and reevaluation of the chloride objective itself.
March 2003	LACSD adopts an ordinance that prohibits the installation and use of new self-regenerating water softeners in the Santa Clarita Valley to help lessen the chloride loading in the region.
May 2003	The U.S. Environmental Protection Agency (USEPA) is developing chloride TMDLs for Reaches 3, 7 and 8 of the Santa Clara River, in the event that the LARWQCB does not adopt it's chloride TMDL by June 2003.
July 2003	The LARWQCB adopted the chloride TMDL in light of the Remand Resolution, and revised the Basin Plan to incorporate the chloride TMDL.
May 2004	The LARWQCB revised and adopted the chloride TMDL. Revisions included incorporation of four major studies into the Implementation Plan, including an evaluation of the appropriate chloride threshold for the reasonable protection of salt-sensitive agriculture.
Late 2004	The SWRCB and the Office of Administrative Law approve the chloride TMDL.
April 2005	The USEPA approved the chloride TMDL.
August 2006	The LARWQCB adopted revisions to the TMDL. The revisions include acceleration of the final TMDL completion date and incorporation of time-certain tasks related to the design and treatment facilities into the Implementation Plan.

Source: LARWQCB 2006a and 2006b, SWRCB 2003 and 2002, LACSD 2002, USEPA 2003.

The revisions to the chloride TMDL adopted in May 2004 required completion of several special studies to characterize the sources, fate, transport, and specific impacts of chloride in the Upper Santa Clara River. The first of these special studies, the Literature Review Evaluation, was completed in September 2005 (Upper Santa Clara River Agricultural Technical Working Group 2005).

In addition, the LACSD has compiled the Santa Clarita Valley Joint Sewerage System Chloride Source Report, a detailed and comprehensive study of the sources of chloride loading in the Santa Clarita Valley (LACSD 2002). That study identified that residential water use, primarily from self-regenerating water softeners, greatly contributes to the chloride loading.

Based on the results of that study, the LACSD adopted an ordinance that prohibits the installation and use of new self-regenerating water softeners in the Santa Clarita Valley. This ordinance took effect in March 2003.

LACSD has also led the completion of a collaborative report entitled "Chloride Source Identification/Reduction, Pollution Prevention, and Public Outreach Plan" which identifies chloride sources and strategies for reducing sources. The Report identified the potable water supply as the largest source and self-regenerating water softeners as the second largest source of chloride loading (LARWQCB 2006b).

As described in Table 11, the LARWQCB recently adopted revisions to the chloride TMDL that would accelerate the final TMDL completion date and incorporate time-certain tasks related to the design and treatment facilities into the Implementation Plan (LARWQCB 2000b).

3.6.2 Nitrogen

The LARWQCB adopted a nutrient TMDL in late 2003 for the upper Santa Clara River that addresses the Section 303(d) List for nitrate plus nitrite impairment (LARWQCB 2003). The TMDL limits nitrate (NO_3), nitrite (NO_2), ammonia (NH_3), and total nitrogen (N). Principal sources of nitrogen to a watershed typically include discharges from water reclamation plants and runoff from agricultural activities. Elevated nitrogen concentrations (ammonia, nitrate, and nitrite) can cause impairments in warm water fish and wildlife habitat, along with contributing to eutrophic effects such as algae growth and low dissolved oxygen. The establishment of the TMDL will not affect the amount of water available or the reliability of the water supply.

SECTION 4

Updated Water Supply Characteristics

4.1 Existing and Planned Local Supplies

The following discussion of the existing conditions regarding water supply in the Santa Clarita Valley is based on the new information, facilities, plans and reports (outlined above) that have been completed since the approval of the Spring Canyon Final EIR in 2001.

4.1.1 Groundwater

The East Subbasin of the Santa Clara River Valley Groundwater Basin (Basin) is the sole source of groundwater for urban use in the Santa Clarita Valley. Two aquifers in this Basin are used for domestic and agricultural supply – the Alluvial and Saugus Formation aquifers.

The groundwater component of overall water supply in the Valley is managed based on a groundwater operating plan developed over the last 20 years to meet water requirements (municipal, agricultural, small domestic) while maintaining the Basin in a sustainable condition (i.e., no long-term depletion of groundwater or interrelated surface water). This operating plan also addresses groundwater contamination issues in the Basin. The groundwater operating plan is based on the concept that pumping can vary from year to year to allow increased groundwater use in dry periods and increased recharge during wet periods and to collectively assure that the groundwater basin is adequately replenished through various wet/dry cycles. As formalized in the GWMP, the operating yield concept has been quantified as ranges of annual pumping volumes.

Two formal reports have been produced under the Memorandum of Understanding between CLWA, the Local Purveyors, and United Water Conservation District (UWCD) that preceded the GWMP of 2003. The first report, dated April 2004, documents the construction and calibration of the groundwater flow model for the Santa Clarita Valley. The second report, dated August 2005, presents the modeling analysis of the Local Purveyors' groundwater operating plan, described below. The primary conclusion of the modeling analysis is that the groundwater operating plan will not cause detrimental short or long term effects to the groundwater and surface water resources in the Valley and is therefore, sustainable[5].

4.1.1.1 Alluvial Aquifer

The groundwater operating plan includes pumping from the Alluvial aquifer in the range of 30,000 to 40,000 afy in average/normal years, and slightly reduced pumping (30,000 to 35,000 afy) in dry years (CLWA 2005a). Current data indicate that the Alluvial aquifer remains in good operating condition and can continue to support groundwater pumping in

5 From "Analysis of Groundwater Basin Yield, Upper Santa Clara River Basin, Eastern Subbasin, Los Angeles County, California," prepared by CH2M Hill and Luhdorff and Scalmanini Consulting Engineers, August 2005.

the range stated above without adverse results (e.g., long-term water level decline or degradation of groundwater quality; CLWA 2005a).

In 2002, as part of ongoing monitoring of wells for perchlorate contamination, perchlorate was detected in one well in the Alluvial aquifer located near the former Whittaker-Bermite facility. The detected concentration was slightly below the Notification Level for perchlorate (6 ug/l), and the well has been inactivated for municipal water supply since the detection of perchlorate. In early 2005, perchlorate was detected in a second well in the Alluvial aquifer. Following the installation of wellhead treatment (in the fall of 2005), the second well was returned to water supply service. All other wells in the Alluvial aquifer operated by the Local Purveyors continue to be used for municipal water supply service; those wells near the Whittaker-Bermite property are routinely sampled and perchlorate has not been detected. Further information on the status of the remediation efforts of this contamination are described in Section 3.1.1 above. Also, as described in section 3.1.1.2, low levels of perchlorate have also been detected in well NC-13, however, the level is well below the action level and the well remains in operation (refer to the discussion above).

4.1.1.2 Saugus Formation

The groundwater operating plan includes pumping from the Saugus Formation in the range of 7,500 to 15,000 afy in average/normal years; it also includes planned dry-year pumping from the Saugus Formation of 21,000 to 35,000 afy for one to three consecutive dry years (CLWA 2005a). Such short-term pumping can be recharged during subsequent wet/normal years to allow groundwater levels and storage to recover, as it has in historical periods.

In 1997, ammonium perchlorate was discovered in four Saugus Formation wells in the vicinity of the former Whittaker-Bermite facility. All four of those impacted wells remain out of active supply service. All other wells in the Saugus Formation owned and operated by the Purveyors are available for municipal water supply service. As part of regular operation, those wells are sampled on a routine basis and perchlorate has not been detected. Despite the inactivated wells, the Purveyors still have sufficient pumping capacity in other wells to meet the planned normal range of Saugus pumping (see discussion in Section 3.1.1).

4.1.2 Recycled Water

Recycled water service was initiated in July 2003 and CLWA is permitted to deliver up to 1,700 afy of recycled water. Future plans (currently under environmental review) would allow the delivery of up to 17,400 afy (an additional 15,700 af). The amount of recycled water used for irrigation purposes, at a golf course and in roadway median strips, was approximately 450 af in 2005 (SCVWP 2006).

4.2 Existing and Planned Imported Supplies

4.2.1 SWP Table A Supply

CLWA holds a water supply contract to the SWP with DWR. CLWA's contractual "right" to the SWP (the Table A Amount) is 95,200 af[6]. Climatic conditions and other factors can significantly alter the availability of SWP water in any year, and DWR makes annual allocations of SWP water based on that year's hydrologic conditions, the amount of water in storage in the SWP system, and SWP contractors' requests for SWP supplies. Based on the information provided in the 2005 SWP Delivery Reliability Report (see Section 3.4.4), CLWA's average or normal year SWP supply is anticipated to range from approximately 67,600 af in 2010 to approximately 73,300 af in 2030. Additional SWP supplies may be available in above-average years, and conversely, CLWA's SWP supply would be less in below-average years (see Table 8).

4.2.2 CLWA and Ventura County Flexible Storage Account

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

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

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

4.2.3 Semitropic Groundwater Banking Projects

CLWA has two groundwater banking agreements with the Semitropic Water Storage District (refer to Section 3.2.1). CLWA stored some of its SWP water in 2002 and 2003 in accordance with these agreements, and can withdraw up to 50,870 af of water to meet its demands over a ten-year period (until 2012/13). Once the current storage amount is withdrawn, the supply would no longer be available.

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6 As described in Section 3.2.2, legal challenges are pending for the transfer of 41,000 af of Table A Amount from WRMWSD to CLWA. The new certified EIR completed by CLWA in 2004 must presumed to be adequate while the legal challenges are pending.

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

As described in Section 3.2.3 of this Addendum, CLWA has a water banking agreement with RRBWSD, and CLWA can store and later withdraw up to 20,000 afy of its total SWP Table A Amount. Modifications to RRBWSD facilities or extra capacity in these facilities would allow CLWA to withdraw up to an additional 25,000 afy for a total annual withdrawal of 45,000 af. For the purposes of water supply planning, CLWA has assumed a maximum annual withdrawal of 40,000 af. These supplies are planned for the future and are not part of CLWA's existing supply. As discussed above, under the RRBWSD Storage and Recovery Program, CLWA banked 20,000 af in 2005 and will bank 20,000 af this year (personal communication, D. Masnada 2006).

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

As described in Section 3.2.3 of this Addendum, CLWA is evaluating a water acquisition agreement with the BVWSD and the RBWSD. Through this water acquisition agreement, CLWA would have rights to purchase the 11,000 af annually from BVWSD/RRBWSD during the term of CLWA's SWP Contract (2035) with an option to extend to a later date. This 11,000 af of water acquired by CLWA would be used to meet current and future demand in its service area or the service area as it may be extended through annexation. These supplies are planned for the future and are not part of CLWA's existing supply.

4.3 Summary of Existing and Planned Water Supply

Existing and planned water supplies are shown by source in Table 7 of this Addendum, and summarized in Table 12 below. Existing and planned banking programs are summarized in Table 12, but because these programs would typically be used only during dry years, they are not included as part of the existing and planned water supply for the Santa Clarita Valley.

TABLE 12
Summary of Current and Planned Water Supplies in the CLWA Service Area

Water Supply Sources	Supply (af)					
	2005	2010	2015	2020	2025	2030
Existing Supplies						
Imported	70,380	73,660	75,560	76,080	77,980	77,980
Local Supplies	41,700	47,700	47,700	47,700	47,700	47,700
Total Existing Supply	**112,080**	**121,360**	**123,260**	**123,780**	**125,680**	**125,680**
Existing Banking Programs						
Total Existing Banking Programs	**50,870**	**50,870**	**0**	**0**	**0**	**0**

TABLE 12
Summary of Current and Planned Water Supplies in the CLWA Service Area

Water Supply Sources	Supply (af)					
	2005	2010	2015	2020	2025	2030
Planned Supplies						
Local Supplies	0	10,000	11,600	26,300	31,000	35,700
Transfers	0	11,000	11,000	11,000	11,000	11,000
Total Planned Supplies	**0**	**21,000**	**22,600**	**37,300**	**42,000**	**46,700**
Planned Banking Programs						
Total Planned Banking Programs	**0**	**20,000**	**40,000**	**40,000**	**40,000**	**40,000**

Source: CLWA 2005a.
Note: The values shown under "Existing Supplies" and "Planned Supplies" are supplies projected to be available in average/normal years. The values shown under "Exiting Banking Programs" and "Planned Banking Programs" are either total amounts currently in storage, or the maximum capacity of program withdrawals. Refer to Table 7 for more information.

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SECTION 5

Impacts of the Project

5.1 Significance Criteria

The Draft, Final, and Supplemental EIRs evaluated water service impacts of the Project based on the following significance criteria:

- the project's demand for water exceeds the available supply of the water district serving the project site;
- water service infrastructure cannot be made available to serve the proposed project;
- the impacts of the proposed project together with cumulative projects in the water service district exceeds available supply.

These significance criteria are also used for this analysis.

5.2 Impacts

As described in Section 2.1 and shown in Table 1 of this Addendum, the Project would increase regional water demand by approximately705.7 af or approximately 1 percent of the amount of water used in the Santa Clarita Valley in 2005 (see Table 5). This new, site-specific water demand would be met by a combination of regional groundwater resources and imported water supplies.

The Project site was identified as "pending development" in the NCWD Water Master Plan for the Pinetree Water System, and was identified as "pending" in the NCWD's 2004 Water Supply Assessment (Figure 5 in that report). Because the Project was included in the water demand projections in the 2004 Water Supply Assessment, and because that Report concluded that sufficient water supply appears to be available to meet projected demands over the next 20 years of Purveyors in the Santa Clarita Valley, including NCWD (NCWD 2004), the Project's demand for water would not exceed the available supply of the NCWD, which would serve the Project site. Therefore, this impact would be less than significant and the same as described in the Final EIR.

As described in the Final EIR, following Project construction, the Project applicant will be obligated to replant some of the open space areas disturbed during construction for approximately 2 years. This water demand is in addition to the Project's long-term water demands. This is expected to be temporary and minimal impact on water supply. Impacts would be less than significant and the same as described in the Final EIR.

The Final EIR identified a significant impact to Purveyors and infrastructure from the Project because at the time the Final EIR was prepared, the water supply infrastructure needed to transport water to the site was insufficient. However, since this time, all

upgrades that were necessary in order for NCWD to serve the Project site have been completed. In addition, as a condition of Project approval, NCWD had asked that:

> The applicant provide a graded pad, an access road, and a new 1.5 million gallon (mg) water tank in order to provide the project and surrounding, existing development with additional short-term storage, emergency storage, and fire flows. In addition, the provision of the new 1.5 mg tank will allow for maintenance and repair of the existing water tank when needed. The new water tank will be located either on- or –off site in the immediate vicinity of the existing NCWD's Tank 3.

This Addendum is prepared to assist NCWD in its consideration of the agreement regarding the design and construction of water system improvements for the Project. As described in the Final EIR, the applicant will also extend NCWD's Soledad Canyon Road transmission line to the Project site. Although the necessary upgrades to serve the Project site have been completed, for the purposes of full disclosure, this impact is considered to be the same as described in the Final EIR and is significant.

Given the Project's pending status by the County of Los Angeles the development of the Project site was included in, and would be consistent with, future water demand projections used in the 2005 UWMP. Because the 2005 UWMP shows that there is sufficient water to meet demands within the CLWA service area as a whole, the impacts of the Project together with cumulative projects in the Santa Clarita Valley would not exceed available supply. Therefore, cumulative water supply impacts would be less than significant and the same as described in the Final EIR.

5.3 Mitigation Measures

The mitigation measures are the same as described in the Final EIR and consist of the following:

WR-1 The applicant shall pay connection fees, as necessary, to the satisfaction of NCWD. The fees shall be paid prior to water service connection.

WR-2 The applicant shall participate in any future funding mechanism as necessary that is identified and implemented as part of the NCWD Master Water Plan for the Pinetree Water System.

Implementation of these mitigation measures would reduce impacts to less than significant.

5.4 Conclusion

Although current (2006) regional water supply availability, quality, and reliability in the Santa Clarita Valley area has changed since the completion of the Final EIR for the Project, these changes would not result in changes to, or increases in the severity of, the water supply impacts described in the Final EIR. The impacts and mitigation measures are the same as were described in the Final EIR. Implementation of the mitigation measures identified in the Final EIR, including improvements to the water supply infrastructure necessary to supply the Project site, follows the commitments identified in the Final EIR,

and does not represent a substantial change or significant new circumstance that has bearing on the Project or its impacts. Because none of the conditions requiring preparation of a Subsequent EIR or Supplement to an EIR have occurred, this Addendum is the appropriate mechanism under CEQA to document the changes that have occurred since completion of the Final EIR for the Project.

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SECTION 6

List of Document Preparers

The following individuals were involved in the preparation of this Addendum:

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ATTACHMENT A

Los Angeles County Superior Court Decision on Submitted Matter in Sierra Club, et al. v. City of Santa Clarita, et al.

ORIGINAL FILED
AUG 1 4 2006
LOS ANGELES
SUPERIOR COURT

SUPERIOR COURT OF CALIFORNIA

COUNTY OF LOS ANGELES

SIERRA CLUB, et al., Petitioner, vs. CITY OF SANTA CLARITA, et al., Respondent.	CASE NO. BS 098 722 DECISION ON SUBMITTED MATTER
NEWHALL LAND AND FARMING, Real Party in Interest.	

Having taken the matter under submission on May 31, 2005, having considered all the evidence admitted and the parties' oral and written arguments, the Court rules as follows:

Petitioners Sierra Club, Center for Biological Diversity, Friends of the Santa Clarita River, and California Water Impact Network ("Petitioners") seek a Writ of Mandate commanding Respondents City of Santa Clarita and Santa Clarita City Council ("City" or "Respondents") to set aside its decision certifying the Final Environmental Impact Report ("FEIR") and approving the Project known as Riverpark in favor of Real Party in Interest Newhall Land and Farming ("Newhall").

The Riverpark project is located on a 695.4-acre site. Originally, Riverpark proposed 1,183 residential units, consisting of 439 single-family homes and 744 apartments, and 40,000 square feet of commercial development, a trail system, a 29-acre active/passive park along the Santa Clara River, and approximately 442 acres of open space area, including most of the Santa Clara River. (2:1 AR, Tab 4, 340-42 [Draft EIR, § 1.0, Project Description].) Through the public hearing process, the project was revised by converting the apartments to condominiums or townhouses, reducing to 1,123 the residential units and to 16,000 square feet commercial development, and preserving additional areas of the Santa Clara River and its south fork. (10 AR, Tab 12, 11742-44 [FEIR, Project Revisions and Additional Information].) Further hearings in 2005 reduced the residential units to 1,089, consisting of 432 single family homes and 657 condominium/townhouses, and provided for the preservation of more land and river areas, totaling 788 acres (470-acres on-site) for recreation and open space. (10 AR 11742-44; 9 AR, Tab 11, 11418-22.) Included among the 318 off-site acres are the remaining portions of the south fork of the Santa Clara River owned by RPI, and 37 acres of the Santa Clara River significant ecological area ("SEA").

Project approvals included a General Plan Amendment, a Zone Change, a vesting tentative tract map, a conditional use permit to build in excess of two stories and a maximum of 50-feet, Hillside Innovative Application, a permit for vehicular gating, a variance to reduce setback requirements and to build sound walls in excess of 7 feet, Hillside Development Application, and an Oak Tree Permit. (1 AR, Tab 2, 9-114; 2 AR 259.)

The Planning Commission held 9 hearings and on 12/21/04 recommended that the City Council certify the EIR and adopt a Statement of

Overriding Considerations for impacts that could not be mitigated to a less than significant level. (1 AR, Tab 2, 9-22 [App. Reso.]; 7:2 AR, Tab 9, 8079-81 [12/21/04 Hearing Transcript]; 73 AR, Tab 652, 51639-43 [12/21/04 Staff Report].)

The City Council held 3 hearings and certified the EIR on 5/24/05, unanimously approving the project on 6/14/05. (1 AR, Tab 2, 22-26; 1 AR, Tab 3, 115-229.)

Petitioner filed within Petition for Writ of Mandate alleging non-compliance with CEQA.

To establish violation of the California Environmental Quality Act ("CEQA"), Petitioner must show an abuse of discretion in that the County either failed to proceed in the manner required by law or the determination or decision is not supported by substantial evidence. (Code Civ. Proc., § 1094.5(b); Pub. Resources Code, §§ 21168, 21168.5.) When CEQA non-compliance is alleged, the Court reviews the entire record to see if substantial evidence supports the challenged determinations.

"Substantial evidence" is defined as "enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached." (14 Cal. Code Regs., § 15384(a); Laurel Heights Improvement Assn. v. Regents of University of California (1988) 47 Cal.3d 376, 393.) Substantial evidence may include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts, but not argument, speculation, unsubstantiated opinion, or clearly erroneous evidence. (Pub. Resources Code, §§ 21080(e)(1)(2), 21082.2(c).)

"[I]n applying the substantial evidence standard, the reviewing court must resolve reasonable doubt in favor of the administrative

finding and decision. As such, if there are conflicts in the evidence, their resolution is for the agency." (River Valley Preservation Project v. Metropolitan Transit Development Board (1995) 37 Cal. App. 4th 154, 168.) Determinations in an EIR must be upheld if supported by substantial evidence, and the mere presence of conflicting evidence in the administrative record does not invalidate them. (Chaparral Greens v. City of Chula Vista (1996) 50 Cal.App.4th 1134, 1143.) An agency's approval of an EIR may not be set aside on the ground that an opposite conclusion would have been equally or more reasonable. (Laurel Heights Improvement Assn. v. Regents of University of California (1988) 47 Cal.3d 376, 393.) The Court's role is not to substitute its judgment for that of the local agency representatives, but to enforce legislatively mandated CEQA requirements. (Citizens of Goleta Valley v. Board of Supervisors (1990) 52 Cal.3d 553, 564.) The Court passes only upon the EIR's sufficiency as an informative document, not upon the correctness of its environmental conclusions. (Laurel Heights at 392.)

I. City Properly Relied on the 41,000 AFY Water Transfer for Planning Purposes

Petitioners contend that the City is legally precluded from relying on water from the transfer of 41,000 AFY acre feet per year ("AFY") of State Water Project ("SWP") water to the local SWP wholesaler, Castaic Lake Water Agency ("CLWA") ("41,000 AFY transfer") for planning purposes, and the EIR's reliance on water supplies is not supported by substantial evidence.

The water for the Riverpark project is to be supplied by CLWA.

In 1999, CLWA entered into a contract with the Kern Delta Water District for transfer of 41,000 acre feet per year (AFY) as part of the

"Monterey Agreement."[1] The CLWA certified an EIR for the 41,000 AFY transfer tiered on the earlier program EIR that had been prepared for the Monterey Agreement.

In Planning and Conservation League v. Dept. of Water Resources (2000) 83 Cal.App.4th 892 ("PCL"), the PCL challenged the Monterey Agreement program EIR. The Court of Appeal held that the EIR should have been prepared by DWR as the lead agency, rather than by one of the contractors, and that a new EIR must be prepared and certified by DWR. The Court did not invalidate the Monterey Agreement or enjoin the water transfers effected thereunder, but directed the trial court to consider under CEQA section 21168.9 whether the Monterey Agreement should remain in place pending preparation of DWR's new EIR, and to retain jurisdiction pending certification of DWR's EIR.

In Friends of Santa Clara River v. CLWA (2002) 95 Cal.App.4th 1373 ("Friends I"), the Court of Appeal ordered CLWA's EIR decertified because it had been tiered from the Monterey Agreement EIR, adjudged inadequate: "We have examined all of appellant's other contentions and find them to be without merit. If the PCL/tiering problem had not arisen, we would have affirmed the judgment." (Friends, supra, at 1387.) The Court did not issue any ruling affecting CLWA's ability to continue to use and rely on water supplies from the 41,000 AFY Transfer, leaving it to the trial court's discretion whether to enjoin CLWA's use of the water pending its completion of a new EIR. (Friends, supra, at 1388.)

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[1]An excellent history of the SWP and the role of Department of Water Resources ("DWR") in the management of the SWP, the Monterey Agreement and amendments, and relevant litigation is set forth in Calif. Oak Foundation v. Santa Clarita, 133 Cal.App.4th 1219 (2005).

In September 2002, on remand to the Los Angeles County Superior Court, the Friends petitioners applied under CEQA section 21168.9 to enjoin CLWA from continuing to use and rely on water from the 41,000 AFY Transfer. The trial court rejected that request, and in December 2003, the Court of Appeal affirmed the trial court's ruling allowing CLWA to continue to use and rely on water from the 41,000 AFY Transfer pending completion of its new EIR. (Id.; see also, Friends of the Santa Clara River v. Castaic Lake Water Agency, 2003 WL 22839353 ("Friends II"] at Tab 7, 5 AR 4180-97.)

Meanwhile, on 5/5/03, before the trial court acted on remand, the parties to the PCL litigation entered into the Monterey Settlement Agreement.[2] Section II of that agreement provides that SWP would continue to be administered and operated in accord with both the Monterey Amendments and the terms of the Monterey Settlement Agreement. (5:1 AR, Tab 7, 4367.) The Monterey Settlement Agreement did not invalidate or vacate the Monterey Amendments, or any water transfer effected under them.

A. *PCL, Friends of the Santa Clara River and California Oak do not preclude reliance on the 41,000 AFY Water Transfer*

Petitioners contend that legal uncertainties surrounding the 41,000 AFY transfer due to the PCL and Friends lawsuits preclude the City from relying on water from that transfer for planning purposes. Specifically, Petitioners contend that because PCL requires the Department of Water Resources ("DWR") to prepare an EIR analyzing the

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[2]On 6/6/03, the Sacramento County Superior Court issued its Order under CEQA section 21168.9, approving both the Monterey Settlement Agreement, and the continued operation of the SWP pursuant to the Monterey Amendment and the approved Monterey Settlement Agreement. (See 6 AR, Tab 8, 6557; 8 AR, Tab 10, 9775-78 [Order].)

effects of the eight SWP water transfers completed under the Monterey Agreement, none of those transfers, including the 41,000 AFY transfer, can be relied on for planning purposes until DWR has completed and certified that EIR. Moreover, Petitioners contend that the Court of Appeal so held in California Oak Foundation v. City of Santa Clarita (2005) 133 Cal.App.4th 1219.

PCL, Friends and California Oak (discussed infra) do not preclude reliance on the 41,000 AFY transfer for planning purposes.

While the Courts of Appeal could have simply said that all EIRs requiring reliance on the 41,000 AFY transfer, must await the certification of a new FEIR by DWR (and resolution of any litigation challenging such FEIR), they have not done that.

Although the Court in Friends and California Oak observed that CLWA "may be able to cure the PCL problem by awaiting action by the [DWR] complying with the PCL decision, then issuing a subsequent EIR, supplement to EIR, or addendum . . . tiering upon a newly certified Monterey Agreement EIR" (California Oak, supra, 133 Cal.App.4th at 1230, n.6), neither court said that the CLWA and City of Santa Clarita must await the DWR FEIR.

CLWA certified a new EIR on the 41,000 AFY Transfer on 12/22/04. (Tab 10, 8:2 AR 10441-480 [CLWA Resolution certifying the EIR]; see also Tab 637, 63 AR 43468-44683 [CLWA FEIR]; Tab 12, 10 AR 11750 [Final Riverpark EIR Project Revisions and Additional Information.) This new EIR analyzes the effects of the 41,000 AFY Transfer without tiering from the Monterey Agreement EIR.[3] Although CLWA's EIR is currently being

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[3]The CLWA EIR concludes that the Monterey Settlement Agreement neither requires that DWR's new EIR be certified before CLWA can certify its new EIR for the 41,000 AFY Transfer, nor requires that DWR's new EIR

challenged, CEQA requires that the EIR be conclusively presumed to comply with CEQA, until a court has judged it deficient. (See. e.g., CEQA, § 21167.3(b), CEQA Guidelines, § 15231; see also, Barthelemy v. Chino Basin Water Dist., supra, 38 Cal.App.4th 1609, 1617.)

Since the prior CLWA EIR for the 41,000 AFY Transfer was overturned solely because it tiered from a later-decertified Monterey Agreement EIR, and CLWA has now certified an EIR approving the 41,000 AFY Transfer without tiering from the Monterey Agreement EIR,[4] the City reasonably included water from the 41,000 AFY Transfer in CLWA's supplies, after considering at length the current status of all litigation.[5]

B. The 41,000 AFY transfer is sufficiently certain and the Monterey Settlement Agreement does not preclude Respondents from relying on said transfer in its EIR pending DWR's preparation of its EIR.

As argued by Respondents, three provisions in the Monterey Settlement Agreement, read together, refute Petitioners' argument that the 41,000 AFY Transfer was excluded from Attachment E because it was a non-permanent transfer, which may not be used for planning purposes.

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serve as the EIR for that Transfer. (Tab 637.63 AR 43987-92 [CLWA Master Response to Comments].) These conclusions are consistent with Friends II, that the 41,000 AFY Transfer is *not* legally bound to the PCL litigation or to DWR's new EIR. (Tab 7, 5:1 AR 4195-4196.)

[4]Although DWR is in the process of certifying its own EIR pursuant to PCL and the Monterey Settlement Agreement, DWR approved CLWA's preparation of its EIR in a comment letter on the Draft EIR, and noted that CLWA's Draft EIR "adequately and thoroughly discusses the proposed project and its impacts," and "adequately discusses the reliability of the SWP, pre- and post-Monterey Amendment conditions, future conditions and SWP operations." (Tab 637, 63 AR 43482-83.)

[5]Respondents' Riverpark EIR discusses the prior litigation and devotes 8 pages to discussion of the litigation surrounding CLWA's EIR on the 41,000 AFY Transfer in its response to comments alone. (Tab 8, 6 AR 6551-6559.)

Section III(C)(4) requires DWR to conduct an "[a]nalysis of the potential environmental impacts relating to" all eight of the completed water transfers, not just of the 41,000 AFY Transfer (Tab 7. 5:1 AR 4368-69) and to analyze all of the transfers in the same manner, even though seven of them, defined in the Agreement as the "Attachment E Transfers," were beyond challenge. (Id. [Section III(C)(4)j; Tab 7, 5:1 AR 4370 [Sections III(D), III(E)].) Section III(D) precludes challenges to the Attachment E Transfers, which had been litigated in other forums or had become final without challenge by the expiration of limitation periods. (Tab 7. 5:1 AR 4370.) Section III(E) acknowledges the jurisdiction of Los Angeles Superior Court over the then-ongoing Friends litigation challenging CLWA's EIR on the 41,000 AFY Transfer (Tab 7, 6 5:1 AR 4370) pending completion of CLWA's new EIR, but does not distinguish the 41,000 AFY Transfer from the Attachment E transfers otherwise.

The Monterey Settlement Agreement does not prohibit reliance on the 41,000 AFY Transfer. All of the water transfers were effected as permanent transfers under the Agreement and are to be analyzed in the same way in DWR's new EIR, as required by Section III(C)(4).

Petitioner contends that the continued availability of the 41,000 AFY transfer is uncertain until DWR has concluded its EIR and that under California Oak, the City may not presume that the outcome of DWR's environmental review will be the continued availability of the 41,000 AFY.

DWR, however, has recognized the 41,000 AFY Transfer as a permanent transfer under the Monterey Agreement by entering into Amendment No. 18 to CLWA's agreement, which increases its Table A Amount by 41,000 AFY (Tab 10, 8:1 AR 9212-14), and has since consistently allocated water

supplies to CLWA based on that entitlement (Tab 4, 2:2 AR 1015-17 [DEIR]). Furthermore, as noted supra, DWR also submitted positive comments on CLWA's Draft EIR. (Tab 637, 63 AR 43482-83).

DWR's analysis of the 41,000 AFY Transfer in its new EIR will be part of a broader analysis of past and future permanent transfers of Table A Amounts, and will not constitute the EIR for the 41,000 AFY transfer. (5:1 AR, Tab 7, 4369.) As noted supra, PCL, Friends and the Monterey Settlement Agreement do not prohibit CLWA's preparation of its new EIR addressing the impacts of the 41,000 AFY transfer. (Tab 637, 63 AR 43987-92 [CLWA Master Response to Comments].)

California Oak, being most recent, deserves further discussion. In California Oak, the Court struck down the City's certification of an earlier EIR for an industrial project because it did not address the legal uncertainties surrounding the 41,000 AFY Transfer. California Oak did not bar the use of water from the 41,000 AFY transfer for all planning purposes. It criticized the City's failure to explain its reasoning for relying on the 41,000 AFY transfer, but held that it was up to the City to determine whether or not to rely on the 41,000 AFY transfer in its planning. The Court stated: "*[T]he question is whether the entitlement should be used for purposes of planning future development*, since its prospective availability is legally uncertain. *Although this decision must be made by the City*, the EIR is intended to serve as an informative document to make government action transparent. Transparency is impossible without a clear and complete explanation of the circumstances surrounding the reliability of the water supply." (Id. at 1237-38; emphasis supplied.) Before relying on water from the 41,000 AFY transfer for planning purposes, the City must "present a reasoned analysis of the significance . . . [or insignificance] of the

decertification of the EIR for the Castaic purchase; how demand for water would be met without the 41,000 AFY entitlement; or why it is appropriate to rely on the 41,000 AFY transfer in any event." (Id. at 1244.)

The Court in California Oak ruled that the EIR contained an inadequate discussion, in fact no discussion at all, of the uncertainty regarding the 41,000 AFY transfer in the EIR itself, but only references to it in the appendices, and responses to comments. The text of the EIR did not mention the decertification of the CLWA EIR, or that "entitlements are not really entitlements, but only 'paper' water." (California Oak, supra, 133 Cal.App.4th at 1236.) From the EIR, the Court could only assume that City concluded the 41,000 AFY would continue to be available, but found that the lack of a forthright discussion of a significant factor that could affect water supplies was antithetical to the purpose of an EIR to reveal to the public the basis on which officials approve or reject environmental action. (Id. at 1237-38). Thus, the Court held that the EIR failed to inform the public of the litigation uncertainties surrounding the 41,000 AFY transfer, and substantial evidence did not support the City's decision to rely on water from that transfer for planning purposes.

Here, by contrast, the City discussed the 41,000 AFY transfer and its uncertainties at considerable length, both in the EIR and throughout the review process. (See infra, pp. 12-16.) The PCL, Friends, Friends II, and California Oak decisions were all discussed. The City concluded that it was likely that the 41,000 AFY would be available for the project. By the time the City Council held it first Riverpark hearing on 1/25/05, the City also had before it CLWA's certified new EIR for the 41,000 AFY transfer, which was not the case in California Oak.

The Riverpark EIR adequately discloses the uncertainties regarding the 41,000 AFY transfer and discusses them forthrightly.

C. Substantial evidence supports reliance on 41,000 AFY water transfer and the EIR's analysis of the transfer is not flawed

Petitioners contend that substantial evidence does not support the City's decision to rely on water from the 41,000 AFY Transfer.

As noted, California Oak held that, as long as the city has analyzed the uncertainties surrounding this water supply, it is within the City's province to decide whether to rely on the 41,000 AFY Transfer for planning purposes.

The EIR and the Administrative Record contain substantial evidence supporting the City's decision that water from the 41,000 AFY Transfer can be relied on as part of CLWA's supplies.

CLWA, the SWP and the reliability of its water supplies, the Monterey Agreement, the PCL litigation, the Monterey Settlement Agreement, CLWA's Table A Amounts, and the Friends litigation are all extensively discussed in the EIR. The City specifically discloses that a future adverse judgment invalidating the Monterey Agreement could affect CLWA's ability to use water from the 41,000 AFY transfer and adversely affect CLWA's water supplies over the long term, but that, based on the information discussed, CLWA (the experts concerning water supply) believed that such a result "is unlikely to >unwind' executed and completed agreements with respect to the permanent transfer of SWP Water Amounts." (Tab 4,2:2 AR 1014-15; see also, Tab 8,6:2 AR 6551-59 [TR-3].) Further, the EIR notes the 41,000 AFY Transfer was completed in 1999, CLWA has paid approximately $47 million for the additional Table A Amount, the monies have been delivered, the sales price has been financed through CLWA by tax-exempt bonds, and DWR has increased CLWA's

SWP maximum Table A Amount and delivered or made available to CLWA the 95,200 AFY because it was a permanent transfer/reallocation of SWP Table A entitlement between SWP contractors." (Tab 4, 2:2 AR 1013.) Included in the EIR's Appendices and referenced in the EIR, are the 19 documents supporting the EIR's analyses, including the PCL decision, the Monterey Settlement Agreement, the Sacramento County Superior Court's "Order Pursuant to Public Resources Code Section 21168.9," the Friends decision, the Los Angeles County Superior Court's Judgment on remand in the Friends litigation, CLWA's final EIR for the 41,000 AFY Transfer, and CLWA's Resolution certifying that EIR.

The City responded to numerous comments challenging the EIR's conclusion that CLWA could rely on the 41,000 AFY Transfer for planning purposes. Due to the number of comments, and the amount of information required to respond, the City prepared a "master" response on this subject, TR-3 (Tab 8, 6:2 AR 6551-59). TR-3 reviews the information disclosed in the EIR's Water Services section regarding the 41,000 AFY Transfer and the Friends litigation, then responds to comments asserting that: (i) the PCL litigation and Monterey Settlement Agreement preclude CLWA from using or relying on that water transfer, and (ii) because the Monterey Settlement Agreement requires DWR to prepare a new EIR on the Monterey Agreement, CLWA cannot rely on the water transfer until that new EIR is completed. The City also prepared responses to individual comment letters on the 41,000 AFY Transfer[6] All of these comments and

[6]See, for example, responses to comments from the Santa Clarita Organization for Planning and the Environment (Tab 8, 6 AR 5962-66, 6689-6717), Petitioners Sierra Club (Tab 8, 6 AR 6194-6201, 6370, 6737-66, 6829-30), California Water Impact Network (Tab 8, 6 AR 6273-74, 6767-75), Friends (Tab 8, 6 AR 6387, 6835-36), and from a law firm involved in the PCL litigation (Tab 8, 6 AR 6275-78, 6776-83).

responses are included in the Riverpark Final EIR.

The City's Planning Commission also held a study session on the subject of the reliability of available water supplies. (Tab 9, 7 AR 7480-92.)

Ultimately, the City reviewed all of this information, and the views expressed in the EIR, by CLWA, and by commentators opposed to the City considering the 41,000 AFY Transfer, and determined it was appropriate for the City to rely on those SWP supplies. (Tab 2, 1 AR 9-114 [App. Reso]; Tab 3. 1 AR 174-220 [CEQA Findings].) The City explained that its determination to allow Riverpark to rely on the 41,000 AFY Transfer was supported by the information in the EIR for four main reasons: (i) nothing in the Monterey Settlement Agreement or in any court decision precludes that reliance; (ii) nothing in the Monterey Settlement Agreement precludes CLWA from preparing and certifying its revised EIR for that transfer as instructed by the Court of Appeal in the Friends decision and, in fact, the Settlement Agreement was carefully crafted to leave that EIR and any required remedies to the Los Angeles County Superior Court; (iii) the fact that DWR is preparing an EIR that will analyze all of the water transfers under the Monterey Agreement does not preclude CLWA from preparing and certifying its revised EIR, as instructed by Friends; and (iv) CLWA's Final EIR re-approving the transfer had been certified without tiering from the Monterey Agreement EIR. (Tab 8, 6:2 AR 6558-59 [TR-3]; Tab 10, 8:2 AR 10441-10480; Tab 12, 10 AR 11750.)

As directed by California Oak, the City here has analyzed in considerable detail the uncertainties surrounding the AFY water transfer and explained the basis for its reliance on that transfer. The City's

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determinations are not an abuse of discretion, but supported by substantial evidence.

Petitioners' contention that the City makes false statements about the transfer (OB 7-9) is not borne out by the record.

The City's statement reads: "Because the 41,000 AF was a permanent water transfer, because DWR includes the 41,000 AF in calculating CLWA's share of SWP Table A Amount, and because the courts have not prohibited CLWA from using or relying on those additional SWP supplies, the City has determined that it remains appropriate for the Riverpark project to include those water supplies in its water supply and demand analysis, while acknowledging and disclosing uncertainty created by litigation." (Tab 8, 6:2 AR 6768-69.)

This statement is qualified and explained by the City's extensive discussion of the legal uncertainties arising from litigation, supra, and is not misleading. The statement cannot be taken out of context and must be read in light of other statements and evidence in the record. As regards "reliance on the fact that DWR counts the 41,000 AFY in Table A amounts, DWR has acknowledged the 41,000 AFY Transfer by continuously delivering SWP water, including water from the Transfer, to CLWA for many years. The Monterey Settlement Agreement treats the 41,000 AFY Transfer identically to the Appendix E Transfers. The City's discussion of the reliability of SWP water supplies, including the 41,000 AFY Transfer water, is a discussion relating to the ability of the SWP to deliver only such supplies as are available on a year-to-year basis. (See, e.g., Tab 4, 2:2 AR 1022-30.) The City discussed the reliability of available SWP supplies under average, dry and critical dry years, and that there would be sufficient supplies to meet Riverpark's demand and cumulative demand. (Id. at 1051-70.)

Unlike California Oak, the record shows that the City considered the 41,000 AFY transfer in the EIR, including the legal uncertainties, the reliability of available supplies of SWP water in general, and concluded, based on substantial evidence, that it was appropriate to rely on those supplies for planning purposes. The City also considered and responded to numerous comments. After 12 hearings before the Planning Commission and City Council, the City certified the EIR and approved Riverpark, knowing that water supplies from the 41,000 AFY Transfer were to some degree uncertain, but explaining the reasoning for its determinations and the evidence that supported it. That is all that CEQA and California Oak require.

II. Impacts on Biological Resources were Appropriately Evaluated

Petitioner contends that the project's impact on three special-status species, the western spadefoot toad ("Toad"), the San Diego back-tailed jackrabbit ("Jackrabbit") and the holly-leaf cherry woodlands ("Holly-Leaf") must be considered significant because they are "rare" within the meaning of CEQA, the EIR's responses to comments by Department of Fish and Game ("DFG") were inadequate, as were mitigation measures for the Toad and Jackrabbit.

CEQA Guidelines section 15065(a) provides: "A lead agency shall find that a project may have a significant effect on the environment and thereby require an EIR to be prepared for the project where there is substantial evidence, in light of the whole record, that . . . : (1) The project has the potential to . . . substantially reduce the number or restrict the range of an endangered, rare or threatened species . . . ." (Guidelines, § 15065(a); 51 AR 33996.)

Here, an EIR was prepared and the impacts on the Toad, Jackrabbit, and Holly-Leaf considered. Petitioner contends that, to assess the

significance of the project impacts on the Toad, Holly-Leaf, and Jackrabbit, the EIR was required to determine whether the species are "rare" under Guidelines section 15380(b)(2)(A), which defines "rare" as "[a]lthough not presently threatened with extinction, the species is existing in such small numbers throughout all or a significant portion of its range that it may become endangered if its environment worsens."

The EIR's conclusions with regard to these species are supported by substantial evidence.

Toad

The EIR concluded that impacts on the Toad would be significant and unavoidable (Tab 7, 5:2 AR 5774, 5827).

The EIR describes the Toad as a special-status species (Tab 7, 5:2 AR 5720-5730, 5737, 5831-36; see also Tab 9, 7:2 AR 8572 [Revised Draft EIR ("RDEIR")]), and defines "special-status wildlife" to include rare species, that is, State Species of Special Concern and Federal Species of Concern. (Tab 7, 5:2 AR 5728.) The EIR notes that Toads were found in three seasonal rainpools created by human disturbances in the middle of areas planned for development: in the right-of-way for the extension of Newhall Ranch Road, in the middle of Planning Area A-1, and in the middle of Planning Area B (Tab 7, 5:2 AR 5832-34). The potential impacts on the Toad were analyzed in accordance with CEQA and City thresholds and found to be significant (id. at 5750-53, 5774). Mitigation was recommended in the form of pre-construction surveys, preparation of a Resource Management and Monitoring Plan ("RMMP"), design and construction of new enhanced Toad habitat and implementation of a capture and relocation and monitoring program. Ultimately the EIR concluded that the impacts would remain significant and unavoidable, because such measures have not yet been proven to he highly effective,

and because of the possibility that not all of the individual Toads could be successfully captured and relocated (id. at 5811).

The City's responses to comments and its actions addressed DFG's concerns (Tab 8, 6:1 AR 5880-86 [DFG letter], Tab 8, 6:2 AR 6621-30 [response]), and those of other commentators (see, e.g., Tab 8, 6:1 AR 5876-77 [Santa Monica Mountains Conservancy letter], Tab 8, 6:2 AR 6610-14 [response]). The City followed DFG's recommendations, the City's "Western Spadefoot Toad Habitat Enhancement and Mitigation Plan" ("Toad Plan") was created by the City's expert biologist in consultation with DFG and was ultimately approved by DFG.

Substantial evidence in the record supports the City's decision to mitigate the impacts on the Toad rather than reconfigure the Project. Such evidence included opinion of City's expert biologist that the Toad Plan was likely to succeed, and DFG's approval of that Plan. It properly exercised its discretion to consider the remaining impacts on the Toad to be significant and unavoidable, and adopted a Statement of Overriding Considerations for the Toad. (Tab 3, 1 AR 145-150, 155-163, esp. 159 [SOC].) Arguments similar to Petitioners' arguments here were rejected in Defend the Bay v. City of Irvine (2004) 119 Cal.App.4th 1261, 1276-77.

Jackrabbit

For the Jackrabbit, the Revised DEIR determined that "[b]ecause this species is not state or federally listed as Endangered or Threatened, because it is considered relatively abundant in suitable habitat areas within its range, and because the direct loss of individual jackrabbits is expected to be low, it is expected that the regional population would not drop below a self-sustaining level with the implementation of this project," the loss of any individual

jackrabbits would not be considered a significant impact. (Tab 7, 5:2 AR 5775.)

The EIR identifies the Jackrabbit as a State and federal special-status species, and determined the significance of impacts on that species based on CEQA and City thresholds that recognize substantial adverse effects on special-status species and substantial reduction of habitat as being significant impacts (Tab 7. 5:2 AR 5750-53). Based on field surveys (see, e.g., Tab 7, 5:2 AR 5707-08 [RDEIR, § 4.6; Tab 6, 4 AR 4153-54), the EIR reported that Jackrabbits. which occur in a variety of habitats, had been sighted on-site in the riverbed, open terraces and disked fields, but that because those areas are disturbed, the overall quality of the habitat on site suitable for Jackrabbits was only moderate. (Tab 7, 5:2 AR 5735, 5739, 5775; Tab 9, 7:2 AR 8572 [RDEIR].) The EIR noted that the Project had been designed to include all NRMP applicable mitigation measures for the areas in and adjacent to the Santa Clara River (Tab 7. 5:2 AR 5754-61, and 5789-5800 [RDEIR, § 4.61; Tab 9, 7:2 AR 8576 [RDEIR]), including preconstruction surveys, capture and relocation, and riparian habitat creation enhancement. (Id. at 5757-5759, and 5793-95 [RDEIR, § 4.6]; see also, Tab 9, 7:2 AR 8541-42 [RDEIR]).

The EIR concluded that project-level impacts would be less than significant, not just because Jackrabbit is not a listed species and does not require heightened protection, but also because the species is abundant where it occurs, and, since it is mobile and would likely disperse to nearby better habitat rather than be killed as the site is developed, few individuals would be lost due to development of the site. (Tab 7, 5:2 AR 5775.) Nevertheless mitigation including preparation of an RMMP and preconstruction surveys of areas outside the NRMP areas for

the potential capture and relocation of special-status species was recommended. (Tab 7, 5:2 AR 5800-01, 5809-10; Tab 9,7:2 AR 8543-45, 8584-85 [RDEIR pages].) The EIR also concluded that the project-level and cumulative impacts on an aggregate of 280 acres of habitat, in general, necessarily including that for Jackrabbits, would be significant and unavoidable even after mitigation (Tab 7, 5:2 AR 5761-62, 5811, 5825-26, 5827). A Statement of Overriding Considerations was adopted for these impacts. (Tab 3, 1 AR 145-163.)

The City did not ignore DFG's comments, but in response to DFG, stated that it had considered the NRMP and its EIS/EIR, which had earlier analyzed impacts on the Jackrabbit within the NRMP area (in and adjacent to the Santa Clara River), and found those impacts to be significant and imposed mitigation to reduce them to a less than significant level. (Tab 8, 6:2 AR 6622-23.) Those mitigation measures, the City explained, had been incorporated into the Project as design features, and that Riverpark scaled back the activities permitted by the NRMP, so that the activities within the NRMP area would have even less of an impact on the Jackrabbit than the NRMP EIS/EIR had determined. (Tab 8, 6:2 AR 6622-24.)

Development was moved further back from the Santa Clara River to protect riparian resources, including Jackrabbit habitat (including bank stabilization in a portion of the site). A public trail that had been proposed in the riverbed was moved out to join the pedestrian/bike bridge over the Aqueduct. (Tab 8, AR 6623-24; see also Tab 2, Tab 4, Tab 12 [FEIR, Final Project Revisions]; Tab 11) The City also explained that the mitigation requiring preconstruction surveys and capture and relocation was more definitive than DFG described B more than simply forcing individuals to disperse. As to cumulative impacts, the City

noted that because the NRMP's mitigation measures had been imposed on all of the land between the eastern border of Riverpark vest to Castaic Creek, and because Riverpark had been revised to preserve even more upland, the EIR had concluded that cumulative impacts on the species would be less than significant. (Tab 8, AR 6624.)

DFG disputed the EIR's conclusions without challenging the City's survey methodology. (Tab 8, AR 5882.) As the City's response to DFG's comment letter shows, the City considered DFG's comments, but disagreed with them. The City's response did not assert that the EIR relied solely upon the NRMP EIS/EIR's analysis of impacts on the Jackrabbit. (Tab 8, AR 6622-24.) Rather, the EIR conducted its own independent analysis. (Tab 7 [RDEIR, § 4.6]; Tab 6 [survey report]; Tab 9 [RDEIR].) The City's responses to DFG contained a reasoned explanation based on scientific information. (See CEQA Guideline ' 15088.) The City was not required to accept DFG's opinions over those of its own expert. (Assn. of Irritated Residents, supra, at 1394-97; Laurel Heights I, supra, 47 Cal.3d at 393-93.)

Substantial evidence supports the EIR's conclusions on the Jackrabbit. The evidence shows the EIR conducted its own analysis of the impacts on the Jackrabbit, and did not rely solely upon the NRMP EIS/EIR for that analysis.

Holly-Leaf Cherry Scrub

The surveys conducted by the Project's expert botanist concluded that the plant community identified was not "holly-leaf cherry woodlands," but "holly-leaf cherry scrub" ("HLCS"), which is different and one not specified in DFG's List of California Terrestrial Natural Communities recognized by the California Natural Diversity Data Base (i.e. without any State or federal protection). (Tab 7, AR 5716-17; Tab

416, 53 AR 37223, 37247 and Tab 6, 4 AR 3363, 3387 [DEIR appendices, 2003 and 2002 rare plant surveys Tab 8, 6:2 AR 6627 [response to DFG comments].)

Based on the evidence, including the rare plant surveys conducted in 2002 and 2003, and supporting evidence (Tab 6, AR 3359-82, 3383-95), the EIR reported the expert botanist's identification of the plant community on-site as HLCS (Tab 7, 5:2 AR 57 16-17). The EIR properly defined the class of plants that were considered to be "special status plants" (Tab 7, 5.2 AR 5722), and did not include HLCS within that class based on the botanist's expert opinion. Based on CEQA and City thresholds, the EIR concluded that the permanent disturbance of 3.6 acres of HLCS, which did not support special-status plant or wildlife species and is not considered to be sensitive by the resource agencies, was not significant (Tab 7. 5.2 AR 5767). As noted before, the EIR concluded that the project-level and cumulative impacts from disturbing an aggregate of 280 acres of habitat, in general, necessarily including HLCS, would be a significant impact, and unavoidable even after mitigation, and, a Statement of Overriding Considerations was adopted as to this impact (Tab 3, AR 145-163).

The City's response to DFG's comments on the HLCS was not "dismissive." The City responded that based on scientific and other information the identified plant community was not "holly-leafed cherry woodland," but HLCS, because the canopy did not amount to a woodland canopy, and that DFG does not include HLCS within its list of special status plant communities. Also because only 3.6 acres of habitat would be permanently impacted by the Project, and HLCS "stand of trees" was not considered a sensitive plant community as identified by the DFG, the

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loss of the 3.6 acres would be less than significant under CEQA. (Tab 8, AR 6627.)

Substantial evidence supports the conclusions that the HLCS on site was not a special status species, and that impacts to it alone would not be significant.

III. Description of the Project and Mitigation Measures

Petitioners contend that the EIR fails as an informational document to adequately describe the project or the mitigation measures, misstates the public and agency concerns raised in comment letters, and fails to meaningfully respond to them.

The EIR adequately describes impact on the Santa Clara River and is not misleading

Petitioners contend the project will damage the river and the EIR and the City's staff reports mislead by "perpetuat[ing] the myth that the project will improve the condition of the river," (OB 16-17) and by the statement in Final EIR that the project "has been designed to preserve the Santa Clara River corridor." (AR 28.)

A review of the record discloses extensive discussion in the EIR and staff reports concerning the encroachment into the Santa Clara River and the impacts to it. Among other things, the EIR discloses that the Project would install buried bank stabilization in the western portion of the site, but not the eastern portion where the river corridor would remain substantially undisturbed up to the eastern boundary where the Newhall Ranch Road Golden Valley Road Bridge would be built. (See Tabs 4, 5, 7, 11, 12.) There is evidence that buried bank stabilization is less harmful to the river and its resources than traditional cement stabilization, yet protects adjacent development adequately (Tab 11, 9 AR 10739-47 [FEIR, App. C. Functional AssessmentC Summary], 10877-90

[id., Hybrid Functional Assessment/Riverpark], 11180-97 [FEIR, App. G, Additional Hydrology and Water Quality Analyses], 11202-19 [id., Addendum No. 1], 11405-17 [id., App. J, Additional Flood and Floodplain Modifications data]). Furthermore, revisions to the Project would lessen intrusion into the SEA and protect mature riparian resources that serve as habitat (id., esp. Tab 11, 9 AR 11419-22, 11516 [FEIR App. K. Project Revisions and Additional Information]; Tab 12, 10 AR 11741-61 [FEIR Final Project Revisions]; Tab 11, 9 AR 11224-35 [FEIR App. 1. 7/20/04 Staff Report]). Other evidence shows that the overall (temporary and permanent) intrusion into the SEA was reduced from the original 37 acres to 32.1 acres, and the permanent intrusion from 24 to 16.9 acres. (Tabs 11, 12.) The Project was also revised to dedicate approximately 318 off-site acres, including the approximately 141-acre "Round Mountain" site containing 37 acres of Santa Clara River SEA, which will in part further offset the Project's impacts on biological resources and the floodplain (Tab 12). The City nevertheless still considered the Project's intrusion into the Santa Clara River SEA to be a significant and unavoidable impact, and included it in the Statement of Overriding Considerations (Tab 7.)

Thus, the City did not "ignore Riverpark's encroachment into the river." It considered at great length the Project's impacts on the river and adjacent areas and required changes in the Project to reduce those impacts.

The EIR adequately describes the project setting and is not misleading

The City found that "the proposed project is appropriate for the subject property," "proposes considerably lower densities than existing nearby developments," and that "[b]y proposing a maximum of 1,089

residential units and approximately 16,000 square feet of commercial space, the project proposes development that would be substantially less dense and less intense than those that both the current and the proposed land use classifications would allow." (1 AR 30.)

Petitioners contend the finding is incorrect, because the City "never actually calculated the number of residential units that can actually be built on the site," and the site's physical characteristics, such as topography, constrain the number of units that can be built on any given parcel.

The findings relating to the project setting are adequate under CEQA and not misleading. Prior to the approval of the General Plan Amendment and Zone Change proposed by the Project, the City's General Plan designations for the site permitted development more dense and intense than the now-approved designations. (See, e.g., Tab 4, 2:1 AR 346-48 [DEIR, § 1.0, Project Description], 830-837 [Id., § 4.7, Land Use]; Tab 4, 18 2:2 AR 947-52.)

There is no requirement the City must calculate exact number of units which actually can be built.

The EIR adequately describes on-site and off-site dedications to the City

Petitioners contend the EIR does not "adequately describe both the on-and off-site [land] dedications, which the City considers a significant benefit, and has identified as one main bases [sic] for over-riding the project's significant adverse impacts," and City staff and the EIR do not discuss in an Agenda Report to the City Council a Planning Commissioner's comments during a debate on whether the Commission would consider the Project's proposed dedication of portions of the South Fork of the Santa Clara River to be a benefit under the

City's Ridgeline Preservation and Hillside Development Ordinance (OB 24-28.)

Preliminarily, these issues were not raised during the administrative process and, consequently, are now barred. (CEQA, § 21177(a); see Park Area Neighbors v. Town of Fairfax (1994) 29 Cal.App.4th 1442, 1447-48.) Moreover, the dedications were not offered as mitigation measures, but as benefits in connection with the City's issuance of a Statement of Overriding Considerations and the Hillside Development Application. (Tab 3. 1 AR 147-1 50.)

In any case, CEQA requires that an EIR analyze a project's adverse environmental impacts, not its benefits. (See, e.g., CEQA, § 21002.1(a).) Dedication of on-site and off-site open space to the City to be preserved in perpetuity does not create adverse environmental impacts. Even so, the EIR does discuss the attributes of these land dedications. The on-site land to be dedicated was discussed extensively in the Draft EIR (see. e.g., Tab 4, AR 367 [DEIR, § 1.0, Project Description]; Tab 4, 2:2 AR 1214-44 [id., § 4.12, Parks and Recreation]; Tab 7, 5:2 AR 5689-5827 [RDEIR, § 4.6, Biological Resources]), as well as in City staff reports (Tab 604,61 AR 42947-42953; Tab 652, 73 AR 51639-51650; Tab 652, 73 AR 51651-51811; Tab 666, 74 AR 51913-51925; Tab 674, 74 AR 52073-52085; Tab 2-3, 1 AR 9-227) and in Planning Commission hearings (Tab 3, 1 AR 147-150). The attributes and benefits of the off-site land dedications are discussed in the Final EIR (see, e.g., Tab 12. 10 AR 11742-61 [FEIR. Final Project Revisions]; Tab 11, 9 AR 11419-22, 11516 [FEIR. App. K, map, land use table, new SEA chart]).

Failure to discuss comments in the agenda report is not fatal here. The Planning Commission debated which Project attributes should be considered as benefits in connection with their decision whether to

recommend approval of the Hillside Development Application, for which Newhall had submitted its Innovative Application Compliance Report. The EIR analyzed the land being dedicated to the extent necessary to inform the City and the public, and based on that information, the Planning Commission ultimately voted on which Project benefits it viewed as supporting the Hillside Development Application, including, without limitation, the on- and off-site land dedications (Tab 9,7:2 AR 8079-81 [12/21/04 HT]; Tab 652, 73 AR 51639-45, esp. 51643 [12/21/04 Staff Report]; Tab 2, 1 AR 15-18 [App. Reso.]). All of this information was before the City Council.

The EIR adequately describes on and off-site dedications and does not fail as an informational document in other respects.

IV. Alternatives Were Considered as Required by CEQA

An EIR's alternatives analysis must include a reasonable range of alternatives to the project that would feasibly obtain the basic objectives of the project and evaluate the comparative merits of the alternatives. (Guidelines, § 15126.6(a).)

Petitioners contend that the City's rejection of Alternative 2, the Santa Clara River Reduced Bank Stabilization Alternative, in the EIR and in its Findings was "disingenuous and pretextual, and therefore contrary to the mandates of CEQA" and not supported by substantial evidence.

Substantial evidence supports the determinations made by the City in rejecting Alternative 2 and finding that, due to the revisions to the Project, that alternative was no longer environmentally superior.

The City rejected Alternative 2 for multiple reasons.

After analyzing Alternative 2's impacts as compared to those of the Project as originally proposed, the EIR concluded that, while this alternative would reduce impacts in certain environmental areas

(including biological resources) and create similar impacts in other areas, it would create greater impacts on population/housing/employment and parks and recreation, and would not meet five of the project objectives. (Tab 4, 2:2 AR 1490-1500.) The EIR noted that the project objectives of (1) providing a substantial number of new housing units adjacent to existing and planned infrastructure, service, transit and transportation corridors and employment areas to accommodate projected growth, and (2) developing a range of housing types accommodating a range of incomes and commercial opportunities, would not be met due to the reduction in residential units (all of which were single-family units). (Tab 4, AR 1499.) The objective of providing adequate flood protection, including bank stabilization where necessary, would not he met because the alternative does not provide for bank stabilization. The objectives of providing sufficient parks to satisfy park dedication requirements and meet regional needs, and of providing a range of active/passive recreational opportunities, would not be met due to the reduction in the size of the flatter, active portion of the proposed 29-acre park. (Id.; see also 1497.)

As noted above, the original Project was substantially revised over the course of the 24 public hearings. The Project as revised and approved: (1) Moved all development back to the resource line established by the Planning Commission, which reduced the Project's intrusion into the SEA and protected mature riparian resources that serve as habitat (Id.. esp. Tab 11, 9 AR 11419-22, 11516 [FEIR App. K, Project Revisions and Additional Information]; Tab 12, 10 AR 11741-61 [FEIR, Final Project Revisions]; Tab 11,9 AR 11224-35 IFEIR App. 1,7/20/04 Staff Report]), (2) Moved the equestrian trail out of the river (Id. esp. Tab 12, 10 AR 11741-61 [FEIR, Final Project Revisions]),

(3) Reduced the Project's overall (temporary and permanent) intrusion into the SEA from the original 37 acres to 32.1 acres, and its permanent intrusion from 24 to 16.9 acres, 7.5 of which are attributable to the construction of Newhall Ranch Road and one of which is attributable to the Santa Clara River Trail (Id. esp. Tab 11, 9 AR 11516 [FEIR App. K, new SEA chart]; Tab 12, 10 AR 11741-61 [FEIR. Final Project Revisions]), (4) Was conditioned on an absolute prohibition of construction of any lots within the new FEMA floodplain boundaries (Tab 11, 9 AR 11406-09 [CLOMR]: Tab 12, 10 AR 11756, 11757-58 [FEIR, Final Project Revisions].) (5) Relocated the Newhall Ranch Road/Golden Valley Road Bridge abutments farther out of the active channel of the river, resulting in reduced impacts to biological resources in those riparian areas (Tab 11, 9 AR 11410-17 [FEIR App. J, Technical Memorandum Hydraulic Design and Analysis]; Tab 12, 10 AR 11758 [FEIR, Final Project Revisions]) and (6) Dedicated approximately 318 off-site acres, including, inter alia, the ARound Mountain" site containing 37 acres of Santa Clara River SEA, which further offset the Project's impacts on biota and the floodplain (Tab 12, 10 AR 11741-58 [FEIR, Final Project Revisions]).

Based on the evidence as regards the revised project, the City Council found that, as compared with the Project as approved, Alternative 2 was no longer environmentally superior because the new Project design reduced development, and thus impacts, in areas not affected by the revisions contemplated by Alternative 2, that although the approved Project would afford the City 94 fewer residential units, it still preserved a greater mix of housing opportunities than did Alternative 2, which reduced the number of single-family lots, and that

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the approved Project would donate substantial off-site acreage. (Tab 3, AR 139-140 [Alternatives Findings]; see also 156 & 3,156-159.)

The findings as to Alternative 2 are supported by substantial evidence and the record shows that the City Council considered and balanced all of the competing factors, and chose to approve the Project with those factors in mind.

V. City Properly Found that the Project is Consistent with General Plan Goals and Policies of Protecting Significant Natural Resources

Government Code section 66473.5 provides that "[n]o local agency shall approve a tentative tract map . . . unless . . . [it] is consistent with the general plan."

It is within the City's province, to balance the competing interests reflected in its General Plan policies, and the City has broad discretion to construe those policies in light of the plan's purposes. (San Franciscans Upholding the Downtown Plan, supra, at 678.) A reviewing court, therefore, may only ascertain whether the lead agency "considered the applicable policies and the extent to which the proposed project conforms with those policies" (id.) by considering whether, as a whole, the "'project is compatible with, and does not frustrate, the general plan's goals and policies" (Napa Citizens for Honest Government v. Napa County Board of Supervisors (2001) 91 Cal.App.4th 342, 355.) A project must be in agreement or in harmony with the applicable General Plan, "not in rigid conformity with every detail thereof." (San Franciscans Upholding the Downtown Plan, supra.)

A lead agency's determination that a project is consistent with its general plan "can be reversed only if based on evidence from which no reasonable person could have reached the same conclusion." (A Local and Regional Monitor v. City of Los Angeles (1993)16 Cal.App.4th 630, 648;

see also San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656, 6771.) In approving the Project, the City considered its General Plan policies and the Project conformance to them.

Petitioners contend that the Project is inconsistent with the City's General Plan goals and policies to protect significant natural resources because its intrusions into the SEA and the floodplain are inconsistent with the General Plan requiring the developer to "enhance and preserve the SEA," and the EIR's conclusion that the project is consistent with Land Use Policy Element 5.3 by "not proposing development within the river" (2 AR 891) is not supported by the evidence in the record.

The EIR analyzes the original Project's consistency with the City's General Plan and concludes that the Project as originally proposed was consistent with Policy 1.1 of Goal I of the City's Open Space and Conservation Element because the Project preserves the Santa Clara River and much of its significant vegetation as open space (Tab 4, 2:2 AR 859-60) as shown by evidence noted above as to other issues. Furthermore, as discussed supra, the Project was later revised, further reducing the Project's overall intrusion into the SEA from 37 to 32.1 acres, and dedicating 37 undeveloped acres of SEA in the Round Mountain property.

The EIR also concludes that the Project as originally proposed was consistent with Policies 3.3 and 3.7 of Goal 3 of the City's Open Space and Conservation Element, because the EIR identifies areas of significant ecological value and natural riparian habitat and mitigates impacts to the extent possible (Tab 4, 2:2 AR 861-62: see also Tab 7. 5:2 AR 5689-5827 [RDEIR, § 4.6, Biological Resources]). Also, as

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discussed supra, the Project as approved further reduces impacts to the SEA and other sensitive resources.

The original Project was also found to be consistent with Policy 5.3 of Goal 5 to require new development to be sensitive to SEAs through creative planning techniques that avoid and minimize disturbance in these areas for these same reasons (Tab 4, 2:2 AR 890-91), a conclusion supported by the same substantial evidence that supports consistency with Goal 1, Policy 1.1 of the Open Space and Conservation Element.

Petitioners' arguments that the Project impermissibly intrudes into the SEA restate their CEQA arguments. The same evidence in the record supports the consistency findings. The Project was revised to limit intrusion into the SEA. The City's decision after circulation of the Draft EIR to protect the riparian resources and habitat by setting the resource line in the western portion of the site and moving the equestrian trail out of the river bed further ensured that the Project as approved was consistent with the General Plan policies. The Project always proposed placing 15 lots within the already disturbed SEA area next to Planning Area A-2. (See, e.g., Tab 7, 5:2 AR 5785.) Also, as revised Section 4.6 explains, even the permanent loss of 24 acres of habitat, now reduced to 16.9, is not expected to detract from the overall integrity and value of the SEA, and the Project will preserve and enhance various amounts of upland habitat in Planning Area B to serve as a buffer between the riparian habitat and development and to mitigate adverse impacts to riparian plant communities within the SEA. (Id.) The benefits of the Project's enhancements to the banks of the Santa Clara River and to its main drainage in the 29-acre park are confirmed by the Final EIR's Hybrid Functional Assessment for Riverpark (Tab 11, 9 AR 10877-90).

Substantial evidence supports the finding of consistency with the City's General Plan.

The Petition for Writ of Mandate is denied.

Counsel for Respondent is ordered to prepare, serve and lodge in Department 85 a proposed Judgment Denying the Petition for Writ of Mandate on or before August 21, 2006.

DATED: August 14, 2006

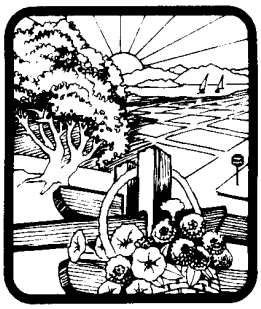
DZINTRA I. JANAVS

Dzintra I. Janavs
Judge of the Superior Court

Exhibit H

PUBLIC CORRESPONDENCE

SCOPE
Santa Clarita Organization for Planning and the Environment
TO PROMOTE, PROTECT AND PRESERVE THE ENVIRONMENT, ECOLOGY
AND QUALITY OF LIFE IN THE SANTA CLARITA VALLEY
POST OFFICE BOX 1182, SANTA CLARITA, CA 91386



9-16-24

Public Information Officer
Amy Bodek, Executive Director
Los Angeles Dept. of Regional Planning Dept.
300 W. Temple St.
Los Angeles, CA 90012

Re: California Public Records Act Request regarding information related to Spring Canyon Development, Tract # 48086, Project Number 96-044, in Canyon Country

Submitted Via email to: pra@planning.lacounty.gov, abodeck@planning.lacounty.gov, jhuntington@planning.lacounty.gov, mpavlovic@planning.lacounty.gov

To whom it may concern:

In a Public Records Request made on August 5th to the Los Angeles Regional Planning Department, we requested that we be provided with the following information related to this tract approval as follows:

1. Any time extensions granted for this project.
2. All records including Subdivision committee meeting reports, minutes and review sheets for all meetings since the June 25th 2019 approval.
3. A List of changes and/or modifications proposed to be made to the existing conditions of approval with tracked changes from previous conditions of approval.
4. Any new changes, permits or other approvals, administrative or otherwise, that have been granted to the project since the June 25th 2019 approval.
5. All inter office memos and emails or any correspondence or other documentation regarding this project since the June 25th, 2019 approval date
6. Any updated CEQA documentation

As to the first item, your department responded by providing one time extension approval letter dated October 19th 2016 and partial agendas for what is purported to be a Sept 5th, 2017 extension and an Aug 21, 2018 extension. Please provide the letters of approval for these time extensions and all other time extensions that must have been applied for after that date.

We request that these extension approval letters be made available to us and the general public by posting them to your website in the section related to this tract map.

If no documents exist that are responsive to this request, please provide us with written confirmation of that fact.

The California Public Records Act states that no charge may be made other than for actually copying of the documents requested. Please notify us if a charge will be made for providing these documents and the approximate amount of the charge

We would prefer to accept your response in digital form. OR, if these documents are located somewhere on you website, please direct us to that location (we spent several hours searching and could not find the requested documents.)

The California Public Records Act requires that these records by provided within 10 days.

Thank-you in advance your compliance with California Law and for your time and attention to this matter. Your help is greatly appreciated.

Sincerely,



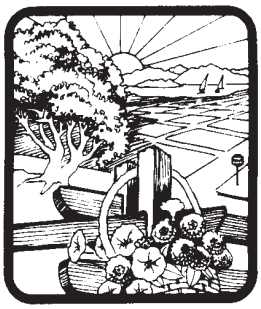
Lynne Plambeck
President
661 255-6899

From:	SCOPE
To:	abodeck@planning.lacounty.gov; sjareb@planning.lancounty.gov; Joshua Huntington; Marie Pavlovic; Saraiya, Anish
Subject:	Spring Canyon hearing officer Aug 27th Agenda 5
Date:	Monday, August 26, 2024 11:28:15 AM
Attachments:	Comment Tract48086.pdf

CAUTION: External Email. Proceed Responsibly.

Please find our comment letter for tomorrow's hearing, Item 5 Attached. Please acknowledge receipt.
Thank you.

SCOPE
Santa Clarita Organization for Planning and the Environment
TO PROMOTE, PROTECT AND PRESERVE THE ENVIRONMENT, ECOLOGY
AND QUALITY OF LIFE IN THE SANTA CLARITA VALLEY
POST OFFICE BOX 1182, SANTA CLARITA, CA 91386



8-25-24

Honorable Hearing Officer, Steven Jareb
Mare Pavlovic, Planner,
Amy Bodek, Executive Director,
Los Angeles Dept. of Regional Planning Dept.
300 W. Temple St.
Los Angeles, CA 90012

Re: Agenda Item 5 Aug 27th Hearing Officer Hearing related to Spring Canyon Development, Tract # 48086, Project Number 96-044, in Canyon Country

Submitted Via email to: abodeck@planning.lacounty.gov, sjareb@planning.lancounty.gov, jhuntington@planning.lacounty.gov, mpavlovic@planning.lacounty.gov

Honorable Mr. Jareb:

The Los Angeles Regional Planning Department is considering changes to the above-named tract at a noticed public hearing on August 27th that is proposed for continuation to Oct. 22nd. We submit this comment in an abundance of caution, and request that the extension be granted. In the meantime, we ask that issues brought up in this correspondence be addressed in a timely manner before the next hearing.

Though the posting for this hearing refers to archival information regarding this project on the old website, neither required tract extensions or any other information after June 25th, 2019, the date of the amendment approval for this project, is listed or posted. No recent information regarding actions taken by the department in the last 5 years is available on line. We were told by a planning department staff person that the Department is no longer posting department actions to the website so that actions can be reviewed by the public and that a public information request would have to be made. We have made that request, but much of the information has not yet been provided.

We were very involved in the 4th amendment June 25th, 2019 approval, having negotiated with the developer and the 5th district Supervisor's office to reach conditions that would address some of our issues. So, we are not sure what is being approved at this hearing. Indeed, conditions and mitigation to implement the conditions approved in that amendment were approved by the Board of Supervisors on June 25th 2019, so we don't really understand the purpose of this hearing.

Is there a new Addendum? If so, please clarify this and post and provide the addendum to us and the public. Is this a change based on the 2019 addendum? If so, we believe that addendum is inadequate to approve any additional changes.

Your agenda notice also is unclear as to how the previously approved 2019 conditions are to be changed. Please provide that information so that the public can make timely comments on this project.

We note that this project was first approved with a certified EIR in 2004. We therefore assert that the project tract map has expired and no further extensions can be approved.[1]

In addition to this major problem, we assert that the 2004 EIR is insufficient to address changed circumstances regarding climate change, especially in the area of wildfire. The project is fully located in a Very High Fire Severity Zone, and recent major fires have completely burned through this area and destroyed houses in the adjacent tract. These issues were not addressed in the addendum. Further, changes to the climate, in the form of rising temperatures and its effect on water supply and fire need to be addressed.

Further illegal extensions of this project would seem to not be consistent with the County's 2012 General Plan update requiring a greenbelt around the City of Santa Clarita and the recent approval of the County's Climate Action Plan.

Objections to the 2019 approval that were not addressed at that time:

Environment
This project will allow destruction of the County's most significant holly leaf cherry woodland. It was our understanding during the approval of the previous EIR, that this woodland would be preserved. We request that the success of the holly-leaf cherry forest be ensured by soil testing, a baseline survey and a land bank be established as mitigation for the loss of this rare woodland.

The project also encompasses the last viable wildlife crossing under Hwy 14. The project will virtually eliminate the usefulness of this corridor. The City of Santa Clarita has now purchased Bee Canyon for open space on the south side of the freeway, making this corridor even more important. With the increased public support and scientific scrutiny of the importance of maintaining wildlife corridors, it is imperative that this issue be re-visited.

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[1] **California Code, Government Code - GOV § 66452.6** Current as of January 01, 2023 | Updated by FindLaw Staff (a)(1) An approved or conditionally approved tentative map shall expire 24 months after its approval or conditional approval, or after any additional period of time as may be prescribed by local ordinance, not to exceed an additional 24 months. However, if the subdivider is required to expend two hundred thirty-six thousand seven hundred ninety dollars ($236,790) or more to construct, improve, or finance the construction or improvement of public improvements outside the property boundaries of the tentative map, excluding improvements of public rights-of-way that abut the boundary of the property to be subdivided and that are reasonably related to the development of that property, each filing of a final map authorized by Section 66456.1 shall extend the expiration of the approved or conditionally approved tentative map by 48 months from the date of its expiration, as provided in this section, or the date of the previously filed final map, whichever is later. The extensions shall not extend the tentative map more than 10 years from its approval or conditional approval. However, a tentative map on property subject to a development agreement authorized by Article 2.5 (commencing with Section 65864) of Chapter 4 of Division 1 may be extended for the period of time provided for in the agreement, but not beyond the duration of the agreement. The number of phased final maps that may be filed shall be determined by the advisory agency at the time of the approval or conditional approval of the tentative map.

The fourth amendment project review should have been conducted as a "revised map" rather than an amended map in order to ensure that new information would be included and could be addressed with appropriate mitigation measures.

We continue oppose any delay in the implementation of required benefits and mitigations for this project. If the proponent cannot afford to comply with the duly advertised and publicly reviewed requirements of this tract map then it shouldn't be built without the public having the opportunity to object. Condition # 33, fourth amendment, which states that the developer is granted permission to record multiple maps BUT requires that "each final map to record **shall** (emphasis added) comply on its own, or in combination with previously recorded maps with the open space requirements of the General Plan, the Zoning Ordinance and the Conditional Use permit…" It does NOT say that conditions can be delayed because the developer prefers to record all the final maps at once.

We appreciate that the hearing officer is asked to delay this hearing until Oct. 22nd, but we ask that these issues be addressed in the meantime.

In Our Public Records request, we asked for, but have not yet received:

1. Any time extensions granted for this project. (only an extension to August 2019 was provided)
2. All records including Subdivision committee meeting reports, minutes and review sheets for all meetings since the June 25th 2019 approval. (It was stated that none occurred)
3. A List of changes and/or modifications proposed to be made to the existing conditions of approval with tracked changes from previous conditions of approval. (Not provided)
4. Any new changes, permits or other approvals, administrative or otherwise, that have been granted to the project since the June 25th 2019 approval. (none provided)
5. All inter office memos and emails or any correspondence or other documentation regarding this project since the June 25th, 2019 approval date (none provided yet)
6. Any updated CEQA documentation (none provided)

We ask that these documents be provided well in advance of the Oct. 22nd hearing so that we can make timely and relevant comments.

Thank you in advance for your time.

Sincerely,



Lynne Plambeck
President

From:	SCOPE
To:	DRP PRA
Cc:	Marie Pavlovic
Subject:	(PRA 24-468) Re: Public records request - Spring Canyon Tract 48086
Date:	Wednesday, August 14, 2024 9:18:13 PM
Attachments:	image.png

CAUTION: External Email. Proceed Responsibly.

We note that today is less than two weeks away from a noticed hearing and hearing documents and materials have not thus far been posted on the website or provided to us as requested through a Public Records Act Request (PRA), even though they must now be available.

While your website states that the hearing MAY be continued, it does not say that it WILL or SHALL be continued, so we must be prepared to present out concerns at this hearing. However, you have not posted the background documents and information necessary to respond as stated in your PRA response or responded to our PRA request.

Please post these documents as required for public notice.

Please enter this email into the public record for this hearing.

Thank you

Lynne Plambeck

Santa Clarita Organization for Planning and the Environment

661 255-6899

> -----Original Message-----
> From: DRP PRA <pra@planning.lacounty.gov>
> Sent: Aug 14, 2024 2:36 PM
> To: exec-scope <exec-scope@earthlink.net>
> Subject: (PRA 24-468) Re: Public records request - Spring Canyon Tract 48086
>
> Hi,
>
> Regional Planning's response to your request is as follows:

□□□ Any time extensions granted for this project.

Final maps TR48086, TR48086-1, TR48086-2, and TR48086-3 recorded creating 512 lots (attached). The last couple of time extension grants are provided on our website. Any other time extension grants will be provided electronically within 30 days.

Time extension from 08.03.2018 to 08.03.19: https://case.planning.lacounty.gov/assets/upl/case/tr_48086_extension-20180821.pdf

Time extension from 08.03.17 to 08.03.18:https://case.planning.lacounty.gov/assets/upl/case/tr_48086_extension.pdf

□□□ All records including Subdivision committee meeting reports, minutes and review sheets for all meetings since the June 25th 2019 approval.

No Subdivision Committee meetings have been held since June 25, 2019.

□□□ A List of changes and/or modifications proposed to be made to the existing conditions of approval with tracked changes from previous conditions of approval.

The requested modifications will be provided in the hearing package to the Hearing Officer. The hearing package which will be posted to the Department's website two weeks prior to the hearing: https://bit.ly/PRJ96-044 (same link provided in the hearing notice).

□□□ 4. Any new changes, permits or other approvals, administrative or otherwise, that have been granted to the project since the June 25th 2019 approval.

No other approvals have been granted by LA County Planning. Other approvals may have been issued by other Departments, please inquire those Departments.

□□□ All inter office memos and emails or any correspondence or other documentation regarding this project since the June 25th, 2019 approval date.

It will take 30-60 days to provide all responsive communications. Records will be provided in batches on the last day of the month starting in September.

□□□ Any updated CEQA documentation.

An Addendum to the previously certified EIR has been prepared for the CUP Modification request which will be included in the hearing package. See Response No. 3 above for the posting date and link.

We request that these reports be made available to us and the general public by posting them to your website in the section related to this tract map.

The hearing package to the Hearing Officer for the CUP Modification request will be posted to the link provided above. All other records will be provided electronically on the following dates:

Project/Case Materials, excluding communications: Within 30 days

Responsive Communications: September 30, 2024, October 31, 2024 (if necessary)

PUBLIC RECORDS REQUEST COORDINATOR

Email: pra@planning.lacounty.gov

Los Angeles County Department of Regional Planning

320 West Temple Street, 13th Floor, Los Angeles, CA 90012

planning.lacounty.gov

LA COUNTY PLANNING SHAPING TOMORROW

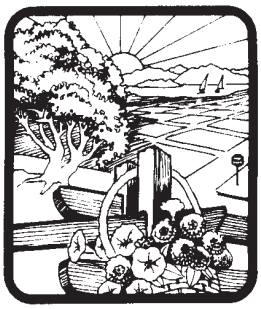
Our field offices are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning projects.

From: SCOPE <exec-scope@earthlink.net>
Date: Monday, August 5, 2024 at 15:21
To: DRP PRA <pra@planning.lacounty.gov>, abodeck@planning.lacounty.gov <abodeck@planning.lacounty.gov>, Joshua Huntington <jhuntington@planning.lacounty.gov>, Marie Pavlovic <mpavlovic@planning.lacounty.gov>
Cc: Saraiya, Anish <ASaraiya@bos.lacounty.gov>
Subject: Public records request - Spring Canyon Tract 48086

CAUTION: External Email. Proceed Responsibly.

Please find our public records request attached.

SCOPE
Santa Clarita Organization for Planning and the Environment
TO PROMOTE, PROTECT AND PRESERVE THE ENVIRONMENT, ECOLOGY
AND QUALITY OF LIFE IN THE SANTA CLARITA VALLEY
POST OFFICE BOX 1182, SANTA CLARITA, CA 91386



8-5-24

Public Information Officer
Amy Bodek, Executive Director
Los Angeles Dept. of Regional Planning Dept.
300 W. Temple St.
Los Angeles, CA 90012

Re: California Public Records Act Request regarding information related to Spring Canyon Development, Tract # 48086, Project Number 96-044, in Canyon Country

Submitted Via email to: pra@planning.lacounty.gov, abodeck@planning.lacounty.gov, jhuntington@planning.lacounty.gov, mpavlovic@planning.lacounty.gov

To whom it may concern:

The Los Angeles Regional Planning Department is considering changes to the above-named tract at a noticed public hearing on August 27th, but no recent information regarding actions taken by the department in the last 5 years is available on line. We therefore request that we be provided with the following information related to this tract approval as follows:

1. Any time extensions granted for this project.
2. All records including Subdivision committee meeting reports, minutes and review sheets for all meetings since the June 25th 2019 approval.
3. A List of changes and/or modifications proposed to be made to the existing conditions of approval with tracked changes from previous conditions of approval.
4. Any new changes, permits or other approvals, administrative or otherwise, that have been granted to the project since the June 25th 2019 approval.
5. All inter office memos and emails or any correspondence or other documentation regarding this project since the June 25th, 2019 approval date
6. Any updated CEQA documentation

We request that these reports be made available to us and the general public by posting them to your website in the section related to this tract map.

If no documents exist that are responsive to this request, please provide us with written confirmation of that fact.

The California Public Records Act states that no charge may be made other than for actually copying of the documents requested. Please notify us if a charge will be made for providing these documents and the approximate amount of the charge

We would prefer to accept your response in digital form. OR, if these documents are located somewhere on you website, please direct us to that location (we spent several hours searching and could not find any of the requested documents.)

The California Public Records Act requires that these records by provided within 10 days.

Thank-you in advance your compliance with California Law and for your time and attention to this matter. Your help is greatly appreciated.

Sincerely,



Lynne Plambeck
President
661 255-6899

From:	Mary Johnson
To:	Marie Pavlovic
Cc:	Candy Clemente; Mary Johnson; Don Henry; Cliff Grimes; Scott Keller; Chris Yewdall; Kathryn Segura
Subject:	Project No. 96-044-(5)
Date:	Sunday, August 4, 2024 2:12:13 PM

CAUTION: External Email. Proceed Responsibly.

Hello Ms. Pavlovic:

We received a copy of the notice of a Conditional Use Modification for Project No. 96-044-(5). The Conditional Use Permit Modification No. is RPPL2019002028. I went on line to see what those modifications were and I'm unable to find them. Can you please send me an electronic copy of the requested modifications?

Thank you.

Mary Johnson, Secretary
Agua Dulce Town Council
33201 Agua Dulce Canyon Rd, Box 8
Agua Dulce, CA 91390
http://www.adtowncouncil.com

Meetings: 2nd Wednesday of the month (dark in August)
Via Zoom: Jan, Feb, Apr, May, July, Oct, Nov.
In Person/Hybrid: at Agua Dulce Women's Club: Mar, June, Sept, Dec (December Non-Business Meeting is In-Person Only)
6:30 PM-Administrative Meeting, 7:00 PM-Community Meeting
All meetings are open to the public

From: Irma Briano
To: Marie Pavlovic
Subject: Project No. 96-044-(5)
Date: Monday, July 29, 2024 3:05:21 PM

CAUTION: External Email. Proceed Responsibly.

Sent from my iPhone please tell me about the future planning project. It’s between Shadow Pines and Agua Dulce Canyon. Thanks

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED:	October 21, 2024
HEARING DATE:	October 22, 2024 AGENDA ITEM: 3
PROJECT NUMBER:	96-044-(5)
PERMIT NUMBER(S):	Conditional Use Permit ("CUP") Modification No. RPPL2019002028
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	North of the Antelope Valley Freeway (SR-14) and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon
OWNER/APPLICANT:	Spring Canyon Recovery Acquisition LLC
INCLUSIONARY HOUSING ORDINANCE ("IHO"):	The Project is not subject to the IHO.
CASE PLANNER:	Marie Pavlovic, Senior Planner mpavlovic@planning.lacounty.gov

SUPPLEMENTAL MATERIAL

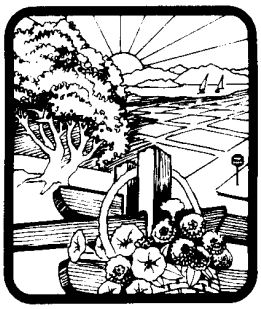
This supplemental memo provides correspondence from the Santa Clarita Organization for Planning and the Environment ("SCOPE") which staff received today (Exhibit A).

Report Reviewed By: _____
Joshua Huntington, AICP, Supervising Regional Planner

Report Approved By: _____
Susan Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBIT	
Exhibit A	Public comment received from SCOPE.

SCOPE
Santa Clarita Organization for Planning and the Environment
TO PROMOTE, PROTECT AND PRESERVE THE ENVIRONMENT, ECOLOGY
AND QUALITY OF LIFE IN THE SANTA CLARITA VALLEY
POST OFFICE BOX 1182, SANTA CLARITA, CA 91386



10-21-24

Honorable Hearing Officer, Diane Temple
Mare Pavlovic, Planner,
Amy Bodek, Executive Director,
Los Angeles Dept. of Regional Planning Dept.
300 W. Temple St.
Los Angeles, CA 90012

Re: Agenda Item 3 October 22nd Hearing Officer Hearing related to Spring Canyon Development, Tract # 48086, Project Number 96-044, in Canyon Country

Submitted Via email to: abodeck@planning.lacounty.gov, dtemple@planning.lancounty.gov, jhuntington@planning.lacounty.gov, mpavlovic@planning.lacounty.gov

Honorable Ms. Temple:

SCOPE is a 35-year-old planning and conservation organization founded to focus on issues in the Santa Clarita Valley included but not limited to the Santa Clara River, water supply and wildlife corridors which are at issue in this project. We first worked on this proposal in early 2000 and were involved with the last amendment approval made on June 25th, 2019 the materials from which are inexplicably omitted from the hearing materials.

The Los Angeles Regional Planning Department is considered changes to the above-named tract at a noticed public hearing on August 27th that was continued to Oct. 22nd. We submitted a comment at that time which we include again here. (attached) That comment letter is not listed under the section describing comments. We asked at that time that issues brought up in that correspondence be addressed in a timely manner before the next hearing.

Though the posting for this hearing refers to archival information regarding this project on the old website, neither required tract extensions or any other information after June 25th, 2019, the date of the amendment approval for this project, were listed or posted. No recent information regarding actions taken by the department in the last 5 years was available on line.
We therefore made a public records request and through that process found that in fact this vtt map should have expired. (see attached hearing officer decision). It does not comply with Title 21 (Subdivision Ordinance), Section 21.38.050 (regarding Expiration) [1]

[1] "An approved or conditionally approved vesting tentative map for a tract or for a minor land division shall be effective for the periods of time as provided for in Sections 21.40.180 and 21.48.120, respectively, of this Title 21." Since this Project relates to a tentative map, Section 21.40.180 applies, of which Subsection 21.40.180.B states, in part: "The hearing officer may grant one or more extensions to the terms of approval of a tentative map."

Further, we note that this project was first approved with a certified EIR in 2004. We therefore assert that the project tract map has expired under state law. A new application must be made rather than once again trying to revise conditions.[2] There is good reason for this. Many circumstances have changed including GHG reporting requirements, prohibitions and requirements for building in this Very High Severity Fire Hazard Zone, the current endangered species listing for the Southern California Mountain Lion (this project would make a much needed wildlife corridor virtually unusable) and the Crotch's Bumble Bee which may be present, but for which no surveys were done.

Significant New Information

The endangered species listings constitute a significant change to this project which is in designated mountain lion territory. This is the next discretionary hearing.

We were very involved in the 4th amendment June 25th, 2019 approval, having negotiated with the developer and the 5th district Supervisor's office to reach conditions that would address some of our issues. So, we are not sure what is being approved at this hearing. Indeed, conditions and mitigation to implement the conditions approved in that amendment were approved by the Board of Supervisors on June 25th 2019, so we don't really understand the purpose of this hearing. Why are you having to re-state all the previous amendment approvals? Is there a dispute over what was previously approved?

Is there a new Addendum? If so, please clarify this and post and provide the addendum to us and the public. Is this a change based on the 2019 addendum? If so, we believe that addendum is inadequate to approve any additional changes for the reasons stated above.

In addition to this major problem, we assert that the 2004 EIR is insufficient to address changed circumstances regarding climate change, especially in the area of wildfire. The project is fully located in a Very High Fire Severity Zone, and recent major fires have completely burned through this area and destroyed houses in the adjacent tract. These issues were not addressed in the addendum. Further, changes to the climate, in the form of rising temperatures and its effect on water supply and fire need to be addressed.

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[2] **California Code, Government Code - GOV § 66452.6** Current as of January 01, 2023 | Updated by FindLaw Staff (a)(1) An approved or conditionally approved tentative map shall expire 24 months after its approval or conditional approval, or after any additional period of time as may be prescribed by local ordinance, not to exceed an additional 24 months. However, if the subdivider is required to expend two hundred thirty-six thousand seven hundred ninety dollars ($236,790) or more to construct, improve, or finance the construction or improvement of public improvements outside the property boundaries of the tentative map, excluding improvements of public rights-of-way that abut the boundary of the property to be subdivided and that are reasonably related to the development of that property, each filing of a final map authorized by Section 66456.1 shall extend the expiration of the approved or conditionally approved tentative map by 48 months from the date of its expiration, as provided in this section, or the date of the previously filed final map, whichever is later. The extensions shall not extend the tentative map more than 10 years from its approval or conditional approval. However, a tentative map on property subject to a development agreement authorized by Article 2.5 (commencing with Section 65864) of Chapter 4 of Division 1 may be extended for the period of time provided for in the agreement, but not beyond the duration of the agreement. The number of phased final maps that may be filed shall be determined by the advisory agency at the time of the approval or conditional approval of the tentative map.

Further, illegal extensions of this project would seem to not be consistent with the County's 2012 General Plan update requiring a greenbelt around the City of Santa Clarita and the recent approval of the County's Climate Action Plan.

Objections to the 2019 approval that were not addressed at that time

Environment

This project will allow destruction of the County's most significant holly leaf cherry woodland. It was our understanding during the approval of the previous EIR, that this woodland would be preserved. We request that the success of the holly-leaf cherry forest be ensured by soil testing, a baseline survey and a land bank be established as mitigation for the loss of this rare woodland.

The project also encompasses the last viable wildlife crossing under Hwy 14. The project will virtually eliminate the usefulness of this corridor. The City of Santa Clarita has now purchased Bee Canyon for open space on the south side of the freeway, making this corridor even more important. With the increased public support and scientific scrutiny of the importance of maintaining wildlife corridors, it is imperative that this issue be re-visited.

The fourth amendment project review should have been conducted as a "revised map" rather than an amended map in order to ensure that new information would be included and could be addressed with appropriate mitigation measures. While it seems that this is in fact the purpose of this hearing and the revised conditions are now being added to the map, why wasn't the process conducted in the prescribed manner the first time? Where are the remainder unlisted conditions?

We continue oppose any delay in the implementation of required benefits and mitigations for this project. If the proponent cannot afford to comply with the duly advertised and publicly reviewed requirements of this tract map then it shouldn't be built without the public having the opportunity to object. Condition # 33, fourth amendment, which states that the developer is granted permission to record multiple maps BUT requires that "each final map to record **shall** (emphasis added) comply on its own, or in combination with previously recorded maps with the open space requirements of the General Plan, the Zoning Ordinance and the Conditional Use permit…" It does NOT say that conditions can be delayed because the developer prefers to record all the final maps at once.

Sewer Upgrades not completed or funded.

In a 2012 sewer agreement included in the hearing packet the following statement is made:
"The Shadow Pines Sewer Lift Station (SPSLS) is currently owned and operated by the Newhall County Water District (NCWD). NCWD has been in discussions with the City of Santa Clarita and the County to transition ownership of the lift station and force main to the City, and operation of the facility to the County. Per review by the County, the lift station does not meet the County's current design standards. The City and the County have requested that the Lift station 6e upgraded to the current County design standards, prior to the lift station being transferred. The County provided a comment letter to NCWO identifying the elements of the lift station that do not meet current County design criteria. NCW~ and the developer are currently reviewing the feasibility of implementing these improvements as a part of the Spring Canyon project. Upgrades to SPSIS will be required in order to accommodate the development. The extent of the upgrades will ultimately be determined by the owner of the lift station."

This sewer section is now owned by Santa Clarita Water Agency. The lift station is not built, nor has it been funded.

Changes to conditions

While we concur with the added conditions where they conform to the June 25th 2019 Conditions of Approval, we do not believe that the mitigation for tree loss is complete. We ask, and indeed believe that it MUST conform to that approval in all details listed in items 48 through 51.

Concluding Comments

We concur with and include here by reference all concerns raised in the Oct. 17th MRCA letter submitted on this project.

In our Public Records request, we asked for, but have not yet received:

1. All inter office memos and emails or any correspondence or other documentation regarding this project since the June 25th, 2019 approval date (none provided yet)

We asked that these documents be provided well in advance of the Oct. 22nd hearing so that we could make timely and relevant comments. Many items were provided, but the above has not yet been provided. We ask that this hearing be continued until all items requested in our PRA are provided.

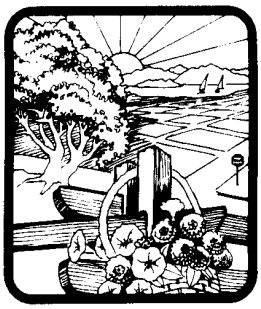
Thank you in advance for your time.

Sincerely,



Lynne Plambeck
President

SCOPE
Santa Clarita Organization for Planning and the Environment
TO PROMOTE, PROTECT AND PRESERVE THE ENVIRONMENT, ECOLOGY
AND QUALITY OF LIFE IN THE SANTA CLARITA VALLEY
POST OFFICE BOX 1182, SANTA CLARITA, CA 91386



8-25-24

Honorable Hearing Officer, Steven Jareb
Mare Pavlovic, Planner,
Amy Bodek, Executive Director,
Los Angeles Dept. of Regional Planning Dept.
300 W. Temple St.
Los Angeles, CA 90012

Re: Agenda Item 5 Aug 27th Hearing Officer Hearing related to Spring Canyon Development, Tract # 48086, Project Number 96-044, in Canyon Country

Submitted Via email to: abodeck@planning.lacounty.gov, sjareb@planning.lancounty.gov, jhuntington@planning.lacounty.gov, mpavlovic@planning.lacounty.gov

Honorable Mr. Jareb:

The Los Angeles Regional Planning Department is considering changes to the above-named tract at a noticed public hearing on August 27th that is proposed for continuation to Oct. 22nd. We submit this comment in an abundance of caution, and request that the extension be granted. In the meantime, we ask that issues brought up in this correspondence be addressed in a timely manner before the next hearing.

Though the posting for this hearing refers to archival information regarding this project on the old website, neither required tract extensions or any other information after June 25th, 2019, the date of the amendment approval for this project, is listed or posted. No recent information regarding actions taken by the department in the last 5 years is available on line. We were told by a planning department staff person that the Department is no longer posting department actions to the website so that actions can be reviewed by the public and that a public information request would have to be made. We have made that request, but much of the information has not yet been provided.

We were very involved in the 4th amendment June 25th, 2019 approval, having negotiated with the developer and the 5th district Supervisor's office to reach conditions that would address some of our issues. So, we are not sure what is being approved at this hearing. Indeed, conditions and mitigation to implement the conditions approved in that amendment were approved by the Board of Supervisors on June 25th 2019, so we don't really understand the purpose of this hearing.

Is there a new Addendum? If so, please clarify this and post and provide the addendum to us and the public. Is this a change based on the 2019 addendum? If so, we believe that addendum is inadequate to approve any additional changes.

Your agenda notice also is unclear as to how the previously approved 2019 conditions are to be changed. Please provide that information so that the public can make timely comments on this project.

We note that this project was first approved with a certified EIR in 2004. We therefore assert that the project tract map has expired and no further extensions can be approved.[1]

In addition to this major problem, we assert that the 2004 EIR is insufficient to address changed circumstances regarding climate change, especially in the area of wildfire. The project is fully located in a Very High Fire Severity Zone, and recent major fires have completely burned through this area and destroyed houses in the adjacent tract. These issues were not addressed in the addendum. Further, changes to the climate, in the form of rising temperatures and its effect on water supply and fire need to be addressed.

Further illegal extensions of this project would seem to not be consistent with the County's 2012 General Plan update requiring a greenbelt around the City of Santa Clarita and the recent approval of the County's Climate Action Plan.

Objections to the 2019 approval that were not addressed at that time:

Environment
This project will allow destruction of the County's most significant holly leaf cherry woodland. It was our understanding during the approval of the previous EIR, that this woodland would be preserved. We request that the success of the holly-leaf cherry forest be ensured by soil testing, a baseline survey and a land bank be established as mitigation for the loss of this rare woodland.

The project also encompasses the last viable wildlife crossing under Hwy 14. The project will virtually eliminate the usefulness of this corridor. The City of Santa Clarita has now purchased Bee Canyon for open space on the south side of the freeway, making this corridor even more important. With the increased public support and scientific scrutiny of the importance of maintaining wildlife corridors, it is imperative that this issue be re-visited.

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[1] **California Code, Government Code - GOV § 66452.6** Current as of January 01, 2023 | Updated by FindLaw Staff (a)(1) An approved or conditionally approved tentative map shall expire 24 months after its approval or conditional approval, or after any additional period of time as may be prescribed by local ordinance, not to exceed an additional 24 months. However, if the subdivider is required to expend two hundred thirty-six thousand seven hundred ninety dollars ($236,790) or more to construct, improve, or finance the construction or improvement of public improvements outside the property boundaries of the tentative map, excluding improvements of public rights-of-way that abut the boundary of the property to be subdivided and that are reasonably related to the development of that property, each filing of a final map authorized by Section 66456.1 shall extend the expiration of the approved or conditionally approved tentative map by 48 months from the date of its expiration, as provided in this section, or the date of the previously filed final map, whichever is later. The extensions shall not extend the tentative map more than 10 years from its approval or conditional approval. However, a tentative map on property subject to a development agreement authorized by Article 2.5 (commencing with Section 65864) of Chapter 4 of Division 1 may be extended for the period of time provided for in the agreement, but not beyond the duration of the agreement. The number of phased final maps that may be filed shall be determined by the advisory agency at the time of the approval or conditional approval of the tentative map.

The fourth amendment project review should have been conducted as a "revised map" rather than an amended map in order to ensure that new information would be included and could be addressed with appropriate mitigation measures.

We continue oppose any delay in the implementation of required benefits and mitigations for this project. If the proponent cannot afford to comply with the duly advertised and publicly reviewed requirements of this tract map then it shouldn't be built without the public having the opportunity to object. Condition # 33, fourth amendment, which states that the developer is granted permission to record multiple maps BUT requires that "each final map to record **shall** (emphasis added) comply on its own, or in combination with previously recorded maps with the open space requirements of the General Plan, the Zoning Ordinance and the Conditional Use permit…" It does NOT say that conditions can be delayed because the developer prefers to record all the final maps at once.

We appreciate that the hearing officer is asked to delay this hearing until Oct. 22nd, but we ask that these issues be addressed in the meantime.

In Our Public Records request, we asked for, but have not yet received:

1. Any time extensions granted for this project. (only an extension to August 2019 was provided)
2. All records including Subdivision committee meeting reports, minutes and review sheets for all meetings since the June 25th 2019 approval. (It was stated that none occurred)
3. A List of changes and/or modifications proposed to be made to the existing conditions of approval with tracked changes from previous conditions of approval. (Not provided)
4. Any new changes, permits or other approvals, administrative or otherwise, that have been granted to the project since the June 25th 2019 approval. (none provided)
5. All inter office memos and emails or any correspondence or other documentation regarding this project since the June 25th, 2019 approval date (none provided yet)
6. Any updated CEQA documentation (none provided)

We ask that these documents be provided well in advance of the Oct. 22nd hearing so that we can make timely and relevant comments.

Thank you in advance for your time.

Sincerely,



Lynne Plambeck
President

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

October 19, 2016

SUSAN CHIVARATANOND
350 SOUTH GRAND AVENUE, 25TH FLOOR
LOS ANGELES, CA 90071-1503

D R P FILE COPY

REGARDING: PROJECT NO 90115
VESTING TENTATIVE TRACT MAP 48086
NORTH OF THE ANTELOPE VALLEY FREEWAY AND SOLEDAD CANYON ROAD

Hearing Officer Alex Garcia by his action of September 6, 2016 has **APPROVED** your request for a time extension in which to record a final map for the above-referenced revised tentative map. This action extends the expiration date of your tentative map from August 3, 2016 to August 3, 2017.

If this tentative map does not record before the expiration date, no further extension of time will be granted pursuant to the provisions of Title 21 (Subdivision Ordinance) of the Los Angeles County Code. A written request for an extension of time must be submitted in person in this office on or before the new expiration date. In addition, the request must be accompanied by the appropriate fee.

For questions or for additional information, please contact Kim Szalay of the Land Divisions Section at (213) 974-6433, or by email at kszalay@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

SJONES for
Kim Szalay, Supervising Regional Planner
Land Divisions Section

RJB:KKS:ad

CC.060412

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Amy J. Bodek, AICP
Director

August 22, 2018

Susan Chivaratanond
Mayer Brown LLP
350 S. Grand Avenue, 25th Floor
Los Angeles, CA 90071-1503

REGARDING: **PROJECT NO. 90115-(5)**
VESTING TENTATIVE TRACT MAP NO. 48086
NO OF ANTELOPE VALLEY FWY & SOLEDAD CANYON RD
BTWN SHADOW PINES BLVD & AGUA DULCE CANYON RD
SOLEDAD ZONED DISTRICT
TIME EXTENSION/RENEWAL APPROVAL

Hearing Officer, Gina Natoli, by her action of August 21, 2018, has **APPROVED** your request for a time extension in which to record a final map for the above-referenced vesting tentative tract map. This action extends the expiration date of your tentative map from August 3, 2018 to August 3, 2019. This is the sixth discretionary time extension.

If this tentative map does not record before the expiration date, no further extension of time will be granted pursuant to the provisions of Title 21 (Subdivision Ordinance) of the Los Angeles County Code. When an additional time extension is available, a written request for an extension of time must be submitted in person in this office on or before the new expiration date. In addition, the request must be accompanied by the appropriate fee.

Appeals:

The Hearing Officer's decision to approve a time extension pursuant to the subdivision map act is not appealable. The Hearing Officer's decision to deny a time extension pursuant to the subdivision map act is appealable by the subdivider and is subject to a 15 day appeal period. **Such appeals must be delivered in person.**

To file an appeal, please contact:
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

For questions or for additional information, please contact Steven Jones of the Land Divisions Section at (213) 974-6433, or by email at sdjones@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Amy J. Bodek, AICP
Director

Steven D. Jones, Acting Supervising Regional Planner
Land Divisions Section

AJB:SDJ:lc

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED:	October 17, 2024
HEARING DATE:	October 22, 2024 AGENDA ITEM: 3
PROJECT NUMBER:	96-044-(5)
PERMIT NUMBER(S):	Conditional Use Permit ("CUP") Modification No. RPPL2019002028
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	North of the Antelope Valley Freeway (SR-14) and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon
OWNER/APPLICANT:	Spring Canyon Recovery Acquisition LLC
INCLUSIONARY HOUSING ORDINANCE ("IHO"):	The Project is not subject to the IHO.
CASE PLANNER:	Marie Pavlovic, Senior Planner mpavlovic@planning.lacounty.gov

SUPPLEMENTAL MATERIAL

This supplemental memo provides correspondence from the Mountains Recreation and Conservation Authority ("MRCA") which staff received today (Exhibit A).

Report Reviewed By: _____
Joshua Huntington, AICP, Supervising Regional Planner

Report Approved By: _____
Susan Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBIT	
Exhibit A	Public comment received from MRCA.

MOUNTAINS RECREATION & CONSERVATION AUTHORITY
King Gillette Ranch
26800 Mulholland Highway
Calabasas, California 91302
Phone (310) 589-3230

October 17, 2024

Hearing Officer
Los Angeles Regional Planning Department
320 West Temple Street
Los Angeles, California 90012

Attention: Marie Pavlovic

Comments on the Proposed Spring Canyon Subdivision Project (Project No. 96044-(5), Vesting Tentative Tract Map No. 48086, and Environmental Assessment No. RPPL2018004166) in Unincorporated Los Angeles County

Dear Hearing Officer:

The Mountains Recreation and Conservation Authority (MRCA) expresses its concern with the proposed request to modify 12 conditions of approval of Conditional Use Permit (CUP) No. 96-044 to align with the new and adjusted conditions approved under the Fourth Amendment to Vesting Tentative Tract Map (VTTM) No. 48086 approved by the Board of Supervisors on June 25, 2019.

What is the explanation for why VTTM No. 48086 has not automatically expired?

In the attached County letter dated August 22, 2018, the County's Hearing Officer approved a sixth, and final, applicant "… request for a time extension in which to record a final map for the above-referenced vesting tentative tract map" (emphasis added) and extended the VTTM's expiration date to August 3, 2019.

According to the County's Title 21 (Subdivision Ordinance), Section 21.38.050 (Expiration): "An approved or conditionally approved vesting tentative map for a tract or for a minor land division shall be effective for the periods of time as provided for in Sections 21.40.180 and 21.48.120, respectively, of this Title 21." Since this Project relates to a tentative map, Section 21.40.180 applies, of which Subsection 21.40.180.B states, in part: "The hearing officer may grant one or more extensions to the terms of approval of a tentative map." Thus, the County's Hearing Officer set August 3, 2019, as the deadline to record all phases of VTTM No. 48086 or else the tentative map shall lapse, expire, and be of no force and effect.

Despite a decade and a half since the Project's initial VTTM No. 48086 was approved by the Board of Supervisors on August 3, 2004, and after the County Hearing Officer's written notice on August 22, 2018, of a final deadline, **the applicant failed to record all phases of VTTM No. 48086 by August 3, 2019**. By the plain language interpretation of the County's Title 21 (Subdivision Ordinance) and Hearing Officer's sixth time extension

deadline, the Project entitlements have lapsed and expired.

The County's Low Impact Development (LID) standards did not go into effect until a decade after certification of the Final Environmental Impact Report (F-EIR). LID stormwater collection infrastructure requires significant amounts of space in areas at lower elevation within a tract map where drainage accumulates. The 2019 F-EIR Addendum is deficient for not spatially analyzing the potential impacts of the project meeting current County LID standards. This deficiency is particularly acute because the narrowest, most spatially sensitive ecological areas in the proposed project are the wildlife corridor approaches and crossing infrastructure where the Spring Canyon drainage approaches State Route 14 (SR-14) Freeway and the Stonecrest Road undercrossing of SR-14.

The MRCA does not believe that LID standards can be met by the project without eliminating some housing lots and the potential minor realignment of street sections. No LID improvements of any nature or scale should be allowed in any of the open space areas identified to be included in conservation easements by County approvals to date. LID implementation issues must be solved within the approved development impact footprint—not in natural areas with natural substrate.

With the proposed CUP modifications and unknown LID requirements all coupled together with the passage of 20 years and the listing of the local mountain lion population, the project's Mitigation and Monitoring Program (MMP) must be updated and approved by an elected body. The current MMP cannot possibly provide adequate adherence to the mitigation needs required in 2024 and beyond. Habitat mitigation that seemed plausible in 2004 is no longer feasible with the low soil moisture conditions and yearly temperature increases now seen in 2024. Thus, habitat mitigation in 2024 must be more intensively monitored to achieve the success levels required in the certified F-EIR and MMP.

The original 2004 Board of Supervisor's approval of the project required the establishment of a Landscape Maintenance District or a Community Facilities District to fund the maintenance of the open space lots. At that Board hearing, the County Parks Director testified that County Parks desired to accept the open space lots with a permanent, privately generated funding source. Our staff has had on and off contact with the Chief Administrator's Office to confirm this requirement and seeks to bring it back to light. The public agency that accepts the hundreds of acres of open space should not be permanently saddled with un-funded maintenance of mitigation for a private project. The elimination of this condition added by the Board of Supervisors is a great loss to the public and the ecosystem.

The MRCA testified about this omission at the public hearing to approve a Community Facilities District (CFD) for the proposed project's sewer and/or water lift infrastructure.

This omission was ignited at that hearing when it should have been addressed in concert with the approved infrastructure CFD. Until the County abides by this open space maintenance funding condition added at the 2004 Board hearing, it will be cheating both itself and the greater public of a permanently funded maintenance amenity that clearly was part of the public approval that day.

In April 2020, the California Fish and Game Commission designated the central coast and Southern California's Evolutionary Significant Unit of mountain lion as a candidate species for listed protection by the California Endangered Species Act (CESA). As a result, mountain lions are considered a CESA-protected species, and impacts to habitat that support mountain lions should be minimized to the greatest extent feasible and fully mitigated where impacts cannot be avoided.

The proposed subdivision of Spring Canyon—which provides regionally important mountain lion habitat connectivity between separated units of the Angeles National Forest—into low-density, single-family residences, a fire station, a sheriff substation, a public school, 12 debris basins, and numerous manufactured slopes with v-ditches is incompatible with the City's proposed greenbelt surrounding its incorporated limits. The Project adds vehicle-oriented sprawl to the unincorporated County that will increase Vehicle Miles Travelled, Wildlife-Vehicle Collisions, and other edge effects such as, but not limited to, light pollution, greenhouse gas emissions, and trash that supports nuisance wildlife. The Project's proposed dedication of open space generally comprised of slopes too steep to build on is insufficient mitigation considering the adverse impacts this Project will have on mountain lion genetic flow between coastal and inland populations. The F-EIR and all Addenda are deficient for not analyzing the importance of the Stonecrest Road / SR-14 Freeway undercrossing to mountain lion movement.

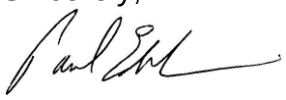
In August 2022, the California High-Speed Rail Authority (HSRA) released the Draft Project Environmental Impact Report / Environmental Impact Statement for the Palmdale to Burbank Project Section of the California High-Speed Rail. The HSRA has since affirmed the SR14A Build Alternative as the Preferred Alternative route between Palmdale and Burbank. The SR14A Build Alternative proposes to tunnel beneath the San Gabriel Mountains for most of the distance between stations; however, the route daylights in Bee Canyon which is opposite the SR-14 Freeway from Spring Canyon. The proposed rail line runs at grade in Bee Canyon for over one mile parallel to the SR-14 Freeway. The SR-14 Freeway is a well-recognized barrier to habitat connectivity and wildlife movement. The combined, cumulative effects of developing Spring Canyon with several hundred homes designed to accommodate multiple vehicles per residence and the development of Bee Canyon with high-speed rail will effectively eliminate habitat connectivity and wildlife permeability in the most western extent of the *San Gabriel-Castaic Connection*.

Thus, MRCA urges the County to coordinate with the Project applicant, HSRA, California Department of Fish and Wildlife, Caltrans, Santa Clarita Watershed Recreation and

Conservation Authority, Santa Monica Mountains Conservancy, and MRCA staff to devise sufficient mitigation measures that preserve Spring Canyon and improve habitat connectivity and wildlife permeability in this regionally critical *San Gabriel-Castaic Connection* wildlife corridor.

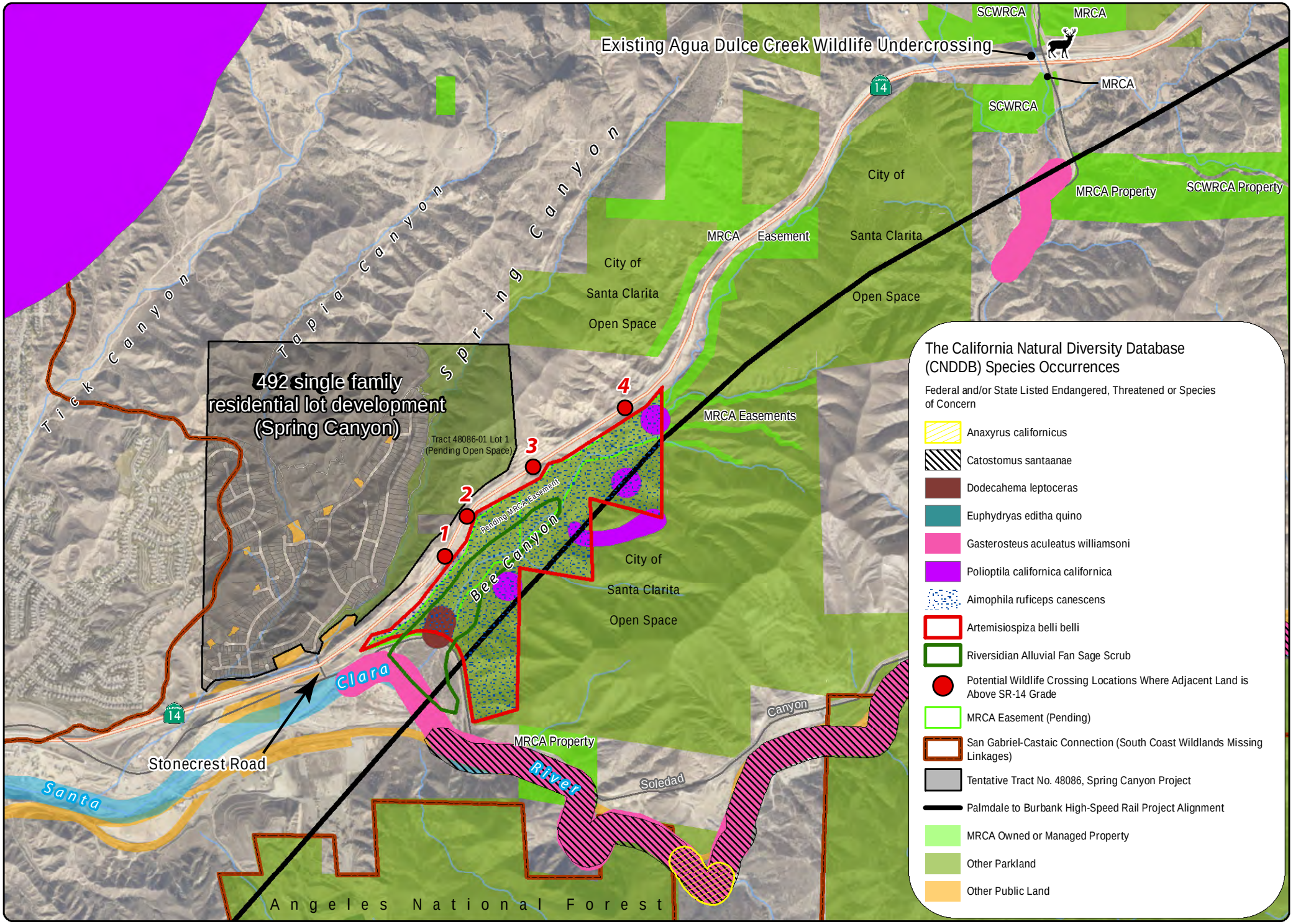
If you have any questions or concerns, please contact me at paul.edelman@mrca.ca.gov, 310-589-3230 ext. 128, or the above letterhead address. Thank you for your time and consideration.

Sincerely,

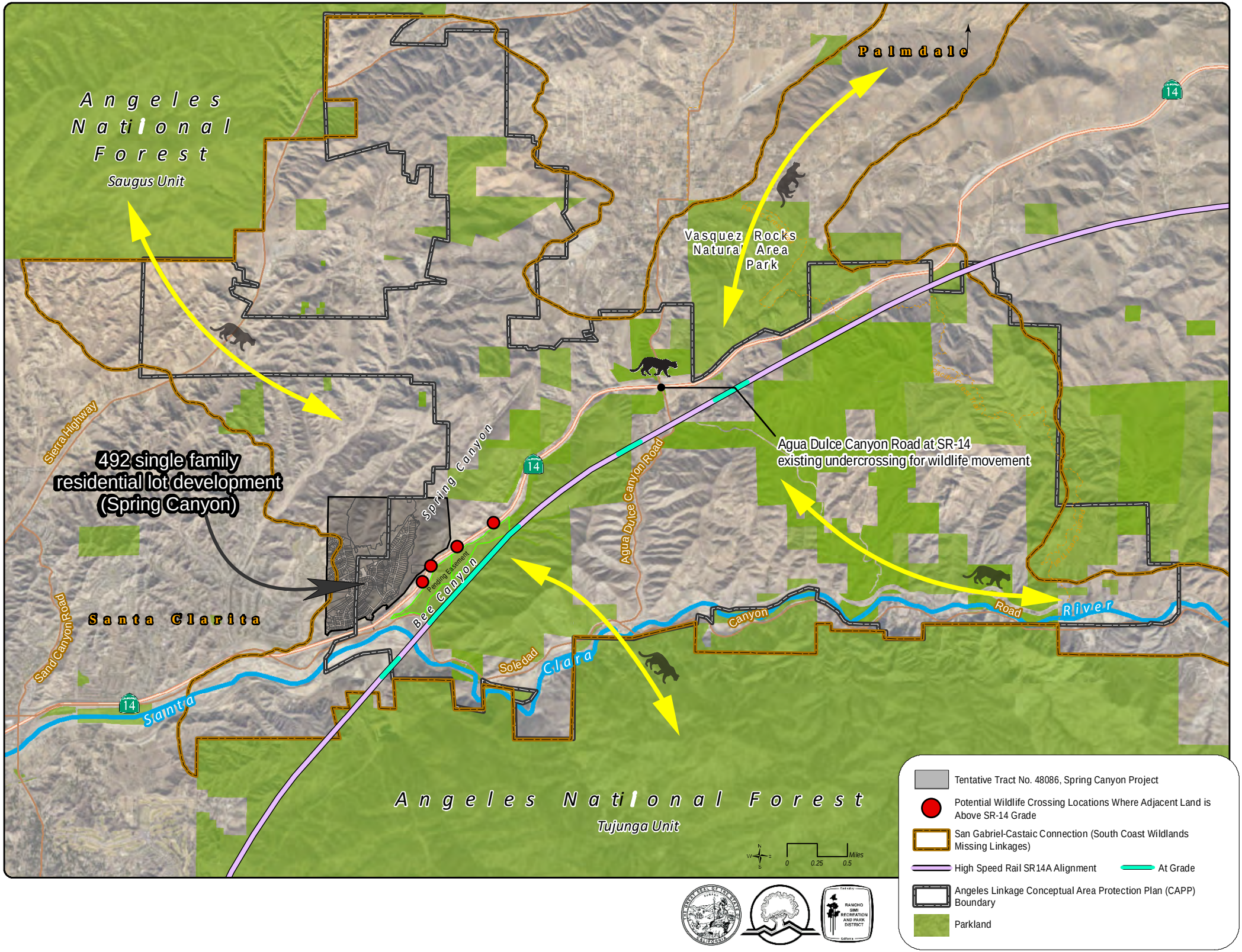


Paul Edelman
Chief of Natural Resources and Planning

Attachments: Spring Canyon Project 96044-(5) – Project CNDDB Map
Spring Canyon Project 96044-(5) – Vicinity & Wildlife Corridor Map
Spring Canyon Project 96044-(5) – LACo DRP Extension Approval (2018-08-22)


Existing Agua Dulce Creek Wildlife Undercrossing
SCWRCA
MRCA
MRCA
SCWRCA
City of
Santa Clarita
Open Space
MRCA Property
SCWRCA Property
MRCA Easement
City of
Santa Clarita
Open Space
Tick Canyon
Tapia Canyon
Spring Canyon
492 single family residential lot development (Spring Canyon)
Tract 48086-01 Lot 1 (Pending Open Space)
MRCA Easements
1
2
3
4
Pending MRCA Easement
Bee Canyon
City of
Santa Clarita
Open Space
Clara
Canyon
MRCA Property
River
Soledad
Stonecrest Road
Santa
Angeles National Forest
The California Natural Diversity Database (CNDDB) Species Occurrences
Federal and/or State Listed Endangered, Threatened or Species of Concern
Anaxyrus californicus
Catostomus santaanae
Dodecahema leptoceras
Euphydryas editha quino
Gasterosteus aculeatus williamsoni
Polioptila californica californica
Aimophila ruficeps canescens
Artemisiospiza belli belli
Riversidian Alluvial Fan Sage Scrub
Potential Wildlife Crossing Locations Where Adjacent Land is Above SR-14 Grade
MRCA Easement (Pending)
San Gabriel-Castaic Connection (South Coast Wildlands Missing Linkages)
Tentative Tract No. 48086, Spring Canyon Project
Palmdale to Burbank High-Speed Rail Project Alignment
MRCA Owned or Managed Property
Other Parkland
Other Public Land
0
0.125
0.25
Miles

CNDDB Map


Angeles National Forest
Saugus Unit
Palmdale
Vasquez Rocks Natural Area Park
492 single family residential lot development (Spring Canyon)
Agua Dulce Canyon Road at SR-14 existing undercrossing for wildlife movement
Sierra Highway
Spring Canyon
Agua Dulce Canyon Road
Pending Easement
Bee Canyon
Santa Clarita
Sand Canyon Road
Soledad Canyon
Santa Clara River
Angeles National Forest
Tujunga Unit
Miles
0
0.25
0.5
Tentative Tract No. 48086, Spring Canyon Project
Potential Wildlife Crossing Locations Where Adjacent Land is Above SR-14 Grade
San Gabriel-Castaic Connection (South Coast Wildlands Missing Linkages)
High Speed Rail SR14A Alignment
At Grade
Angeles Linkage Conceptual Area Protection Plan (CAPP) Boundary
Parkland

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Amy J. Bodek, AICP
Director

August 22, 2018

Susan Chivaratanond
Mayer Brown LLP
350 S. Grand Avenue, 25th Floor
Los Angeles, CA 90071-1503

REGARDING: **PROJECT NO. 90115-(5)**
VESTING TENTATIVE TRACT MAP NO. 48086
NO OF ANTELOPE VALLEY FWY & SOLEDAD CANYON RD
BTWN SHADOW PINES BLVD & AGUA DULCE CANYON RD
SOLEDAD ZONED DISTRICT
TIME EXTENSION/RENEWAL APPROVAL

Hearing Officer, Gina Natoli, by her action of August 21, 2018, has **APPROVED** your request for a time extension in which to record a final map for the above-referenced vesting tentative tract map. This action extends the expiration date of your tentative map from August 3, 2018 to August 3, 2019. This is the sixth discretionary time extension.

If this tentative map does not record before the expiration date, no further extension of time will be granted pursuant to the provisions of Title 21 (Subdivision Ordinance) of the Los Angeles County Code. When an additional time extension is available, a written request for an extension of time must be submitted in person in this office on or before the new expiration date. In addition, the request must be accompanied by the appropriate fee.

Appeals:

The Hearing Officer's decision to approve a time extension pursuant to the subdivision map act is not appealable. The Hearing Officer's decision to deny a time extension pursuant to the subdivision map act is appealable by the subdivider and is subject to a 15 day appeal period. **Such appeals must be delivered in person.**

To file an appeal, please contact:
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

For questions or for additional information, please contact Steven Jones of the Land Divisions Section at (213) 974-6433, or by email at sdjones@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Amy J. Bodek, AICP
Director

Steven D. Jones, Acting Supervising Regional Planner
Land Divisions Section

AJB:SDJ:lc

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

SUPPLEMENTAL
REPORT TO THE HEARING OFFICER

DATE ISSUED:	August 26, 2024
HEARING DATE:	August 27, 2024 AGENDA ITEM: 5
PROJECT NUMBER:	96-044-(5)
PERMIT NUMBER(S):	Conditional Use Permit ("CUP") Modification No. RPPL2019002028PPL2019002028
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	North of the Antelope Valley Freeway (SR-14) and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon
OWNER/APPLICANT:	Spring Canyon Recovery Acquisition LLC
INCLUSIONARY HOUSING ORDINANCE ("IHO"):	The Project is subject to the IHO.
CASE PLANNER:	Marie Pavlovic, Senior Planner mpavlovic@planning.lacounty.gov

SUPPLEMENTAL MATERIAL

This supplemental memo provides correspondence received subsequent to the transmittal of the Memo to the Hearing Officer. The attached comments include written correspondence from SCOPE, ultimately requesting records and for the continuance to October 22, 2024 to be granted, as well as two general project inquiries (Exhibit A).

Report Reviewed By: _____
Joshua Huntington, AICP, Supervising Regional Planner

Report Approved By: _____
Susan Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBIT

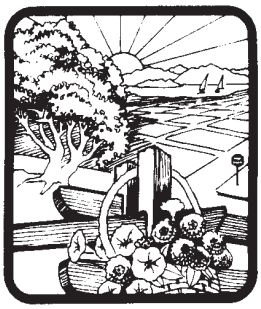
Exhibit A	Public comments letter received between July 29 to August 26, 2024

From:	SCOPE
To:	abodeck@planning.lacounty.gov; sjareb@planning.lancounty.gov; Joshua Huntington; Marie Pavlovic; Saraiya, Anish
Subject:	Spring Canyon hearing officer Aug 27th Agenda 5
Date:	Monday, August 26, 2024 11:28:15 AM
Attachments:	Comment Tract48086.pdf

CAUTION: External Email. Proceed Responsibly.

Please find our comment letter for tomorrow's hearing, Item 5 Attached. Please acknowledge receipt.
Thank you.

SCOPE
Santa Clarita Organization for Planning and the Environment
TO PROMOTE, PROTECT AND PRESERVE THE ENVIRONMENT, ECOLOGY
AND QUALITY OF LIFE IN THE SANTA CLARITA VALLEY
POST OFFICE BOX 1182, SANTA CLARITA, CA 91386



8-25-24

Honorable Hearing Officer, Steven Jareb
Mare Pavlovic, Planner,
Amy Bodek, Executive Director,
Los Angeles Dept. of Regional Planning Dept.
300 W. Temple St.
Los Angeles, CA 90012

Re: Agenda Item 5 Aug 27th Hearing Officer Hearing related to Spring Canyon Development, Tract # 48086, Project Number 96-044, in Canyon Country

Submitted Via email to: abodeck@planning.lacounty.gov, sjareb@planning.lancounty.gov, jhuntington@planning.lacounty.gov, mpavlovic@planning.lacounty.gov

Honorable Mr. Jareb:

The Los Angeles Regional Planning Department is considering changes to the above-named tract at a noticed public hearing on August 27th that is proposed for continuation to Oct. 22nd. We submit this comment in an abundance of caution, and request that the extension be granted. In the meantime, we ask that issues brought up in this correspondence be addressed in a timely manner before the next hearing.

Though the posting for this hearing refers to archival information regarding this project on the old website, neither required tract extensions or any other information after June 25th, 2019, the date of the amendment approval for this project, is listed or posted. No recent information regarding actions taken by the department in the last 5 years is available on line. We were told by a planning department staff person that the Department is no longer posting department actions to the website so that actions can be reviewed by the public and that a public information request would have to be made. We have made that request, but much of the information has not yet been provided.

We were very involved in the 4th amendment June 25th, 2019 approval, having negotiated with the developer and the 5th district Supervisor's office to reach conditions that would address some of our issues. So, we are not sure what is being approved at this hearing. Indeed, conditions and mitigation to implement the conditions approved in that amendment were approved by the Board of Supervisors on June 25th 2019, so we don't really understand the purpose of this hearing.

Is there a new Addendum? If so, please clarify this and post and provide the addendum to us and the public. Is this a change based on the 2019 addendum? If so, we believe that addendum is inadequate to approve any additional changes.

Your agenda notice also is unclear as to how the previously approved 2019 conditions are to be changed. Please provide that information so that the public can make timely comments on this project.

We note that this project was first approved with a certified EIR in 2004. We therefore assert that the project tract map has expired and no further extensions can be approved.[1]

In addition to this major problem, we assert that the 2004 EIR is insufficient to address changed circumstances regarding climate change, especially in the area of wildfire. The project is fully located in a Very High Fire Severity Zone, and recent major fires have completely burned through this area and destroyed houses in the adjacent tract. These issues were not addressed in the addendum. Further, changes to the climate, in the form of rising temperatures and its effect on water supply and fire need to be addressed.

Further illegal extensions of this project would seem to not be consistent with the County's 2012 General Plan update requiring a greenbelt around the City of Santa Clarita and the recent approval of the County's Climate Action Plan.

Objections to the 2019 approval that were not addressed at that time:

Environment
This project will allow destruction of the County's most significant holly leaf cherry woodland. It was our understanding during the approval of the previous EIR, that this woodland would be preserved. We request that the success of the holly-leaf cherry forest be ensured by soil testing, a baseline survey and a land bank be established as mitigation for the loss of this rare woodland.

The project also encompasses the last viable wildlife crossing under Hwy 14. The project will virtually eliminate the usefulness of this corridor. The City of Santa Clarita has now purchased Bee Canyon for open space on the south side of the freeway, making this corridor even more important. With the increased public support and scientific scrutiny of the importance of maintaining wildlife corridors, it is imperative that this issue be re-visited.

---

[1] **California Code, Government Code - GOV § 66452.6** Current as of January 01, 2023 | Updated by FindLaw Staff (a)(1) An approved or conditionally approved tentative map shall expire 24 months after its approval or conditional approval, or after any additional period of time as may be prescribed by local ordinance, not to exceed an additional 24 months. However, if the subdivider is required to expend two hundred thirty-six thousand seven hundred ninety dollars ($236,790) or more to construct, improve, or finance the construction or improvement of public improvements outside the property boundaries of the tentative map, excluding improvements of public rights-of-way that abut the boundary of the property to be subdivided and that are reasonably related to the development of that property, each filing of a final map authorized by Section 66456.1 shall extend the expiration of the approved or conditionally approved tentative map by 48 months from the date of its expiration, as provided in this section, or the date of the previously filed final map, whichever is later. The extensions shall not extend the tentative map more than 10 years from its approval or conditional approval. However, a tentative map on property subject to a development agreement authorized by Article 2.5 (commencing with Section 65864) of Chapter 4 of Division 1 may be extended for the period of time provided for in the agreement, but not beyond the duration of the agreement. The number of phased final maps that may be filed shall be determined by the advisory agency at the time of the approval or conditional approval of the tentative map.

The fourth amendment project review should have been conducted as a "revised map" rather than an amended map in order to ensure that new information would be included and could be addressed with appropriate mitigation measures.

We continue oppose any delay in the implementation of required benefits and mitigations for this project. If the proponent cannot afford to comply with the duly advertised and publicly reviewed requirements of this tract map then it shouldn't be built without the public having the opportunity to object. Condition # 33, fourth amendment, which states that the developer is granted permission to record multiple maps BUT requires that "each final map to record **shall** (emphasis added) comply on its own, or in combination with previously recorded maps with the open space requirements of the General Plan, the Zoning Ordinance and the Conditional Use permit…" It does NOT say that conditions can be delayed because the developer prefers to record all the final maps at once.

We appreciate that the hearing officer is asked to delay this hearing until Oct. 22nd, but we ask that these issues be addressed in the meantime.

In Our Public Records request, we asked for, but have not yet received:

1. Any time extensions granted for this project. (only an extension to August 2019 was provided)
2. All records including Subdivision committee meeting reports, minutes and review sheets for all meetings since the June 25th 2019 approval. (It was stated that none occurred)
3. A List of changes and/or modifications proposed to be made to the existing conditions of approval with tracked changes from previous conditions of approval. (Not provided)
4. Any new changes, permits or other approvals, administrative or otherwise, that have been granted to the project since the June 25th 2019 approval. (none provided)
5. All inter office memos and emails or any correspondence or other documentation regarding this project since the June 25th, 2019 approval date (none provided yet)
6. Any updated CEQA documentation (none provided)

We ask that these documents be provided well in advance of the Oct. 22nd hearing so that we can make timely and relevant comments.

Thank you in advance for your time.

Sincerely,



Lynne Plambeck
President

From:	SCOPE
To:	DRP PRA
Cc:	Marie Pavlovic
Subject:	(PRA 24-468) Re: Public records request - Spring Canyon Tract 48086
Date:	Wednesday, August 14, 2024 9:18:13 PM
Attachments:	image.png

CAUTION: External Email. Proceed Responsibly.

We note that today is less than two weeks away from a noticed hearing and hearing documents and materials have not thus far been posted on the website or provided to us as requested through a Public Records Act Request (PRA), even though they must now be available.

While your website states that the hearing MAY be continued, it does not say that it WILL or SHALL be continued, so we must be prepared to present out concerns at this hearing. However, you have not posted the background documents and information necessary to respond as stated in your PRA response or responded to our PRA request.

Please post these documents as required for public notice.

Please enter this email into the public record for this hearing.

Thank you

Lynne Plambeck

Santa Clarita Organization for Planning and the Environment

661 255-6899

> -----Original Message-----
> From: DRP PRA <pra@planning.lacounty.gov>
> Sent: Aug 14, 2024 2:36 PM
> To: exec-scope <exec-scope@earthlink.net>
> Subject: (PRA 24-468) Re: Public records request - Spring Canyon Tract 48086
>
> Hi,
>
> Regional Planning's response to your request is as follows:

□□□ Any time extensions granted for this project.

Final maps TR48086, TR48086-1, TR48086-2, and TR48086-3 recorded creating 512 lots (attached). The last couple of time extension grants are provided on our website. Any other time extension grants will be provided electronically within 30 days.

Time extension from 08.03.2018 to 08.03.19: https://case.planning.lacounty.gov/assets/upl/case/tr_48086_extension-20180821.pdf

Time extension from 08.03.17 to 08.03.18:https://case.planning.lacounty.gov/assets/upl/case/tr_48086_extension.pdf

□□□ All records including Subdivision committee meeting reports, minutes and review sheets for all meetings since the June 25th 2019 approval.

No Subdivision Committee meetings have been held since June 25, 2019.

□□□ A List of changes and/or modifications proposed to be made to the existing conditions of approval with tracked changes from previous conditions of approval.

The requested modifications will be provided in the hearing package to the Hearing Officer. The hearing package which will be posted to the Department's website two weeks prior to the hearing: https://bit.ly/PRJ96-044 (same link provided in the hearing notice).

□□□ 4. Any new changes, permits or other approvals, administrative or otherwise, that have been granted to the project since the June 25th 2019 approval.

No other approvals have been granted by LA County Planning. Other approvals may have been issued by other Departments, please inquire those Departments.

□□□ All inter office memos and emails or any correspondence or other documentation regarding this project since the June 25th, 2019 approval date.

It will take 30-60 days to provide all responsive communications. Records will be provided in batches on the last day of the month starting in September.

□□□ Any updated CEQA documentation.

An Addendum to the previously certified EIR has been prepared for the CUP Modification request which will be included in the hearing package. See Response No. 3 above for the posting date and link.

We request that these reports be made available to us and the general public by posting them to your website in the section related to this tract map.

The hearing package to the Hearing Officer for the CUP Modification request will be posted to the link provided above. All other records will be provided electronically on the following dates:

Project/Case Materials, excluding communications: Within 30 days

Responsive Communications: September 30, 2024, October 31, 2024 (if necessary)

PUBLIC RECORDS REQUEST COORDINATOR

Email: pra@planning.lacounty.gov

Los Angeles County Department of Regional Planning

320 West Temple Street, 13th Floor, Los Angeles, CA 90012

planning.lacounty.gov

LA COUNTY PLANNING SHAPING TOMORROW

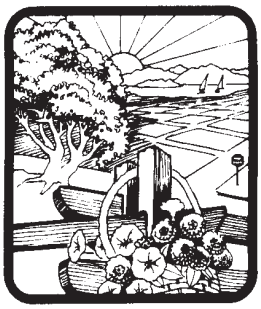
Our field offices are currently open to the public. Please visit planning.lacounty.gov for information about available services, public meeting schedules, and planning projects.

From: SCOPE <exec-scope@earthlink.net>
Date: Monday, August 5, 2024 at 15:21
To: DRP PRA <pra@planning.lacounty.gov>, abodeck@planning.lacounty.gov <abodeck@planning.lacounty.gov>, Joshua Huntington <jhuntington@planning.lacounty.gov>, Marie Pavlovic <mpavlovic@planning.lacounty.gov>
Cc: Saraiya, Anish <ASaraiya@bos.lacounty.gov>
Subject: Public records request - Spring Canyon Tract 48086

CAUTION: External Email. Proceed Responsibly.

Please find our public records request attached.

SCOPE
Santa Clarita Organization for Planning and the Environment
TO PROMOTE, PROTECT AND PRESERVE THE ENVIRONMENT, ECOLOGY
AND QUALITY OF LIFE IN THE SANTA CLARITA VALLEY
POST OFFICE BOX 1182, SANTA CLARITA, CA 91386



8-5-24

Public Information Officer
Amy Bodek, Executive Director
Los Angeles Dept. of Regional Planning Dept.
300 W. Temple St.
Los Angeles, CA 90012

Re: California Public Records Act Request regarding information related to Spring Canyon Development, Tract # 48086, Project Number 96-044, in Canyon Country

Submitted Via email to: pra@planning.lacounty.gov, abodeck@planning.lacounty.gov, jhuntington@planning.lacounty.gov, mpavlovic@planning.lacounty.gov

To whom it may concern:

The Los Angeles Regional Planning Department is considering changes to the above-named tract at a noticed public hearing on August 27th, but no recent information regarding actions taken by the department in the last 5 years is available on line. We therefore request that we be provided with the following information related to this tract approval as follows:

1. Any time extensions granted for this project.
2. All records including Subdivision committee meeting reports, minutes and review sheets for all meetings since the June 25th 2019 approval.
3. A List of changes and/or modifications proposed to be made to the existing conditions of approval with tracked changes from previous conditions of approval.
4. Any new changes, permits or other approvals, administrative or otherwise, that have been granted to the project since the June 25th 2019 approval.
5. All inter office memos and emails or any correspondence or other documentation regarding this project since the June 25th, 2019 approval date
6. Any updated CEQA documentation

We request that these reports be made available to us and the general public by posting them to your website in the section related to this tract map.

If no documents exist that are responsive to this request, please provide us with written confirmation of that fact.

The California Public Records Act states that no charge may be made other than for actually copying of the documents requested. Please notify us if a charge will be made for providing these documents and the approximate amount of the charge

We would prefer to accept your response in digital form. OR, if these documents are located somewhere on you website, please direct us to that location (we spent several hours searching and could not find any of the requested documents.)

The California Public Records Act requires that these records by provided within 10 days.

Thank-you in advance your compliance with California Law and for your time and attention to this matter. Your help is greatly appreciated.

Sincerely,



Lynne Plambeck
President
661 255-6899

From:	Mary Johnson
To:	Marie Pavlovic
Cc:	Candy Clemente; Mary Johnson; Don Henry; Cliff Grimes; Scott Keller; Chris Yewdall; Kathryn Segura
Subject:	Project No. 96-044-(5)
Date:	Sunday, August 4, 2024 2:12:13 PM

CAUTION: External Email. Proceed Responsibly.

Hello Ms. Pavlovic:

We received a copy of the notice of a Conditional Use Modification for Project No. 96-044-(5). The Conditional Use Permit Modification No. is RPPL2019002028. I went on line to see what those modifications were and I'm unable to find them. Can you please send me an electronic copy of the requested modifications?

Thank you.

Mary Johnson, Secretary
Agua Dulce Town Council
33201 Agua Dulce Canyon Rd, Box 8
Agua Dulce, CA 91390
http://www.adtowncouncil.com

Meetings: 2nd Wednesday of the month (dark in August)
Via Zoom: Jan, Feb, Apr, May, July, Oct, Nov.
In Person/Hybrid: at Agua Dulce Women's Club: Mar, June, Sept, Dec (December Non-Business Meeting is In-Person Only)
6:30 PM-Administrative Meeting, 7:00 PM-Community Meeting
All meetings are open to the public

From: Irma Briano
To: Marie Pavlovic
Subject: Project No. 96-044-(5)
Date: Monday, July 29, 2024 3:05:21 PM

CAUTION: External Email. Proceed Responsibly.

Sent from my iPhone please tell me about the future planning project. It’s between Shadow Pines and Agua Dulce Canyon. Thanks

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED:	August 15, 2024
HEARING DATE:	August 27, 2024 AGENDA ITEM: 5
PROJECT NUMBER:	96-044-(5)
PERMIT NUMBER:	Conditional Use Permit ("CUP") Modification No. RPPL2019002028 ("CUP Mod")
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	North of the Antelope Valley Freeway (SR-14) and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon
OWNER/APPLICANT:	Spring Canyon Recovery Acquisition LLC
INCLUSIONARY HOUSING ORDINANCE ("IHO"):	The Project is not subject to the IHO.
CASE PLANNER:	Marie Pavlovic, Senior Planner mpavlovic@planning.lacounty.gov

RECOMMENDATION

LA County planning staff ("Staff") recommends a continuance, **without opening the public hearing,** to October 22, 2024.

I, THE HEARING OFFICER, MOVE TO CONTINUE PROJECT NO. 96-044-(5), WITHOUT OPENING THE PUBLIC HEARING, TO OCTOBER 22, 2024.

Report Reviewed By: Erica J. Aguirre For Josh Huntington

Joshua Huntington, AICP, Supervising Regional Planner

Report Approved By:

Susan Tae, AICP, Assistant Deputy Director

LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

October 23, 2024

Carolyn Seitz
13781 Alderwood Lane Unit: #22J
Seal Beach, CA 90740

SPRING CANYON PROJECT NO. 96-044-(5)
CUP MODIFICATION NO. RPPL2019002028
PROJECT SITE ADDRESS (APN)

Dear Ms. Seitz:

Hearing Officer Diane Temple, by her action of **October 22, 2024,** has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals: The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **November 4, 2024.** Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

For questions or for additional information, please contact Marie Pavlovic of the Subdivisions Section at (213) 974-6433, or mpavlovic@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

Joshua Huntington, Supervising Regional Planner
Subdivisions Section

JH:MP

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion), Notice of Determination (1 original, 1 copy)

CP_10/22/2024_CUP MODIFICATION NO. RPPL2019002028

Affidavit of Acceptance Instructions

STEP 1: **NOTARIZE AFFIDAVIT:** In the presence of a Notary Public, sign the Affidavit of Acceptance form. Complete and sign both applicant and owner sections, even if the applicant is the same as the owner.

STEP 2: **COUNTY REGISTRAR-RECORDER:** Visit the Registrar-Recorder's office at 12400 East Imperial Highway, Norwalk, CA 90650 (the following branch offices can also assist you: LAX Courthouse, Lancaster District Office, Van Nuys District Office. For more information call (562) 462-2125 or visit http://www.lavote.net/Recorder/Document_Recording.cfm) to complete the following tasks:

a) **Record Affidavit of Acceptance Form and Conditions of Approval:** Submit the original Affidavit of Acceptance form (wet signature) and Conditions of Approval to the County Registrar-Recorder for recording. If your project has an associated Mitigation Monitoring Reporting Program (MMRP), this document should be recorded as well. Request one certified copy of the recorded Affidavit, Conditions of Approval, and MMRP (if applicable) to submit to LA County Planning.

b) ☒ **Pay CEQA Fees and Post Notice of Determination (NOD):** Environmental filing fees and posting of an NOD are required pursuant to the California Environmental Quality Act (CEQA). This should be completed within five (5) working days from the day after your appeal period ends **November 4, 2024**. Bring two copies of the enclosed NOD along with one check for fees, payable to the "County of Los Angeles", as applicable below:

☒ **$75.00 for Notice of Determination (NOD),** with original "No Effect" form from the California Department of Fish & Wildlife (for posting only)

☐ **$2,548.00 for Notice of Determination (NOD) for the issued Negative Declaration or Mitigated Negative Declaration** (Includes $75.00 Registrar-Recorder processing fee).

☐ **$3,539.25 for the Environmental Impact Report** (Includes $75.00 Registrar-Recorder processing fee).

c) ☐ **Post Notice of Exemption (NOE):** The filing of an NOE is **OPTIONAL**. Pursuant to CEQA, the filing of an NOE will limit the time period for legal challenges to an agency's exemption determination to 35 days. If a NOE is not filed, a 180 day statute of limitation applies. If you wish to file an NOE, please request for a completed NOE form from your case planner and post the document at the Registrar-Recorder's office listed above, along with your Final Letter of Approval.

STEP 3: **LA COUNTY PLANNING:** Please submit the following items:

a) One certified copy of the recorded Affidavit of Acceptance, Conditions of Approval, and MMRP if applicable. The certified copy will have an official document number and a purple recordation stamp from the Registrar-Recorder. Also provide a NOD or NOE posting receipt, and CEQA filing fee receipt if applicable. NOD posting receipt, and F & W fee receipt. Mail to:

Department of Regional Planning
320 W Temple Street, Room 1360
Los Angeles, CA 90012

b) Zoning inspection fees*, and MMRP fees if applicable (see Conditions of Approval). Payment can be made by mail or online. Mail payment to address above. Write project number on checks and make payable to "County of Los Angeles." To pay online, please contact your case planner for an invoice number and make payment through https://epicla.lacounty.gov/.

STEP 4: **OBTAIN BUILDING PERMITS**: Provide a copy of your stamped plans to the Department of Public Works, Building and Safety office.*

For questions or for additional information, please contact the planner assigned to your case. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

** Does not apply to subdivision cases.*

(F&G Fees effective as of Jan. 1, 2020) CC.06/04/2020

LA COUNTY PLANNING

Please complete and return to:
LA County Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA }ss
COUNTY OF LOS ANGELES

REGARDING: **PROJECT NO. 96044-(5)**
CONDITIONAL USE PERMIT MODIFICATION No. RPPL2019002028
NORTH OF THE ANTELOPE VALLEY FREEWAY (SR-14) AND SOLEDAD CANYON ROAD, BETWEEN SHADOW PINES BOULEVARD AND AGUA DULCE CANYON ROAD, SOLEDAD ZONED DISTRICT
APN(S): 3211-021-054+ (514 lots created by recorded final maps TR48086, TR48086-1, TR48086-2, and TR48086-3)

I/We the undersigned state:

I am/We are the permittee of the above-mentioned permits and/or owner of the real property described above (Exhibit "A', attached hereto). I am/We are aware of, and accept, all the stated Conditions of Approval for the above-mentioned permit(s).

Executed this _____ day of _____ ,20 _____

I/We declare under the penalty of perjury that the foregoing is true and correct.

Complete both Applicant and Owner sections, even if the same.

Signatures must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Applicant's Name: _____
Address: _____
City, State, Zip: _____
Signature: _____

Owner's Name: _____
Address: _____
City, State, Zip: _____
Signature: _____

ASSESSOR PARCELS FOR TRACT 48086, 48086-01, 48086-02, 48086-03

3211-021-054	3211-022-067	3211-024-065
3211-021-058	3211-022-068	3211-024-066
3211-021-059	3211-022-069	3211-024-067
3211-021-060	3211-022-070	3211-024-068
3211-022-042	3211-022-071	3211-024-069
3211-022-043	3211-022-072	3211-024-070
3211-022-044	3211-022-073	3211-025-032
3211-022-045	3211-022-901	3211-025-033
3211-022-046	3211-024-044	3211-025-034
3211-022-047	3211-024-045	3211-025-035
3211-022-048	3211-024-046	3211-025-036
3211-022-049	3211-024-047	3211-025-037
3211-022-050	3211-024-048	3211-025-038
3211-022-051	3211-024-049	3211-025-039
3211-022-052	3211-024-050	3211-025-040
3211-022-053	3211-024-051	3211-025-041
3211-022-054	3211-024-052	3211-025-042
3211-022-055	3211-024-053	3211-025-043
3211-022-056	3211-024-054	3211-025-044
3211-022-057	3211-024-055	3211-025-045
3211-022-058	3211-024-056	3211-025-046
3211-022-059	3211-024-057	3211-025-047
3211-022-060	3211-024-058	3211-025-048
3211-022-061	3211-024-059	3211-025-049
3211-022-062	3211-024-060	3211-025-050
3211-022-063	3211-024-061	3211-025-051
3211-022-064	3211-024-062	3211-025-052
3211-022-065	3211-024-063	3211-025-053
3211-022-066	3211-024-064	3211-025-054

ASSESSOR PARCELS FOR TRACT 48086, 48086-01, 48086-02, 48086-03

3211-025-055	3211-026-041	3211-027-034
3211-025-056	3211-026-042	3211-027-035
3211-025-057	3211-026-043	3211-027-036
3211-025-058	3211-026-044	3211-027-037
3211-025-059	3211-026-045	3211-027-038
3211-025-060	3211-026-046	3211-027-039
3211-025-061	3211-026-047	3211-027-040
3211-025-062	3211-026-048	3211-027-041
3211-025-063	3211-026-049	3211-027-042
3211-025-064	3211-026-050	3211-027-043
3211-025-065	3211-026-051	3211-027-044
3211-025-066	3211-026-052	3211-027-045
3211-025-067	3211-026-053	3211-027-046
3211-025-068	3211-026-054	3211-027-047
3211-025-069	3211-026-055	3211-027-048
3211-025-070	3211-026-056	3211-027-049
3211-025-071	3211-026-057	3211-027-050
3211-025-072	3211-026-058	3211-027-051
3211-025-073	3211-026-059	3211-027-052
3211-025-074	3211-026-060	3211-027-053
3211-025-075	3211-026-061	3211-027-054
3211-025-076	3211-026-062	3211-027-055
3211-025-077	3211-026-063	3211-027-056
3211-025-900	3211-026-064	3211-027-057
3211-026-036	3211-027-029	3211-027-900
3211-026-037	3211-027-030	3211-027-901
3211-026-038	3211-027-031	3211-028-018
3211-026-039	3211-027-032	3211-028-019
3211-026-040	3211-027-033	3211-028-020

ASSESSOR PARCELS FOR TRACT 48086, 48086-01, 48086-02, 48086-03

3211-028-021	3211-028-050	3211-029-049
3211-028-022	3211-028-051	3211-029-050
3211-028-023	3211-028-052	3211-029-051
3211-028-024	3211-028-053	3211-029-052
3211-028-025	3211-028-054	3211-029-053
3211-028-026	3211-028-055	3211-029-054
3211-028-027	3211-028-056	3211-029-056
3211-028-028	3211-028-057	3211-029-057
3211-028-029	3211-029-028	3211-029-058
3211-028-030	3211-029-029	3211-029-059
3211-028-031	3211-029-030	3211-029-060
3211-028-032	3211-029-031	3211-029-061
3211-028-033	3211-029-032	3211-029-062
3211-028-034	3211-029-033	3211-029-063
3211-028-035	3211-029-034	3211-029-064
3211-028-036	3211-029-035	3211-029-065
3211-028-037	3211-029-036	3211-029-900
3211-028-038	3211-029-037	3211-030-023
3211-028-039	3211-029-038	3211-030-024
3211-028-040	3211-029-039	3211-030-025
3211-028-041	3211-029-040	3211-030-026
3211-028-042	3211-029-041	3211-030-027
3211-028-043	3211-029-042	3211-030-028
3211-028-044	3211-029-043	3211-030-029
3211-028-045	3211-029-044	3211-030-030
3211-028-046	3211-029-045	3211-030-039
3211-028-047	3211-029-046	3211-030-040
3211-028-048	3211-029-047	3211-030-041
3211-028-049	3211-029-048	3211-030-042

ASSESSOR PARCELS FOR TRACT 48086, 48086-01, 48086-02, 48086-03

3211-030-043	3211-030-072	3211-031-058
3211-030-044	3211-030-073	3211-031-059
3211-030-045	3211-030-074	3211-031-060
3211-030-046	3211-030-075	3211-031-061
3211-030-047	3211-030-076	3211-031-062
3211-030-048	3211-030-077	3211-031-063
3211-030-049	3211-030-078	3211-031-064
3211-030-050	3211-030-079	3211-031-065
3211-030-051	3211-030-080	3211-031-066
3211-030-052	3211-030-081	3211-031-067
3211-030-053	3211-030-088	3211-031-068
3211-030-054	3211-030-089	3211-031-069
3211-030-055	3211-030-090	3211-031-070
3211-030-056	3211-030-091	3211-031-071
3211-030-057	3211-030-092	3211-031-072
3211-030-058	3211-030-093	3211-031-073
3211-030-059	3211-030-094	3211-031-074
3211-030-060	3211-030-900	3211-031-075
3211-030-061	3211-031-047	3211-031-076
3211-030-062	3211-031-048	3211-031-077
3211-030-063	3211-031-049	3211-031-078
3211-030-064	3211-031-050	3211-031-079
3211-030-065	3211-031-051	3211-031-080
3211-030-066	3211-031-052	3211-031-081
3211-030-067	3211-031-053	3211-031-082
3211-030-068	3211-031-054	3211-031-083
3211-030-069	3211-031-055	3211-031-084
3211-030-070	3211-031-056	3211-031-085
3211-030-071	3211-031-057	3211-031-086

ASSESSOR PARCELS FOR TRACT 48086, 48086-01, 48086-02, 48086-03

3211-031-087	3211-032-064	3211-033-035
3211-031-088	3211-032-065	3211-033-036
3211-031-089	3211-032-066	3211-033-037
3211-031-900	3211-032-067	3211-033-038
3211-032-039	3211-032-068	3211-033-039
3211-032-040	3211-032-069	3211-033-040
3211-032-041	3211-032-070	3211-033-041
3211-032-042	3211-032-071	3211-033-042
3211-032-043	3211-032-072	3211-033-043
3211-032-044	3211-032-073	3211-033-044
3211-032-045	3211-032-074	3211-033-045
3211-032-046	3211-032-075	3211-033-046
3211-032-047	3211-032-076	3211-033-047
3211-032-048	3211-032-077	3211-033-048
3211-032-049	3211-032-078	3211-033-049
3211-032-050	3211-032-079	3211-033-050
3211-032-051	3211-032-080	3211-033-051
3211-032-052	3211-032-081	3211-033-052
3211-032-053	3211-032-082	3211-033-053
3211-032-054	3211-033-025	3211-033-054
3211-032-055	3211-033-026	3211-033-055
3211-032-056	3211-033-027	3211-033-056
3211-032-057	3211-033-028	3211-033-057
3211-032-058	3211-033-029	3211-033-058
3211-032-059	3211-033-030	3211-033-059
3211-032-060	3211-033-031	3211-033-060
3211-032-061	3211-033-032	3211-033-061
3211-032-062	3211-033-033	3211-033-062
3211-032-063	3211-033-034	3211-033-063

ASSESSOR PARCELS FOR TRACT 48086, 48086-01, 48086-02, 48086-03

3211-033-064
3211-033-065
3211-033-066
3211-033-067
3211-033-900
3211-034-021
3211-034-022
3211-034-023
3211-034-024
3211-034-025
3211-034-026
3211-034-027
3211-034-028
3211-034-029
3211-034-030
3211-034-031
3211-034-032
3211-034-033
3211-034-034
3211-034-035
3211-034-036
3211-034-037
3211-035-013
3211-035-014
3211-035-015
3211-035-016
3211-035-017
3211-035-018
3211-035-019
3211-035-020
3211-035-021
3211-035-022
3211-035-023
3211-035-024
3211-035-025
3211-035-026
3211-035-027
3211-035-028
3211-035-035
3211-035-036
3211-035-037
3211-035-038
3211-035-039
3211-035-040
3211-035-041
3211-035-042
3211-035-043
3211-035-054
3211-035-056
3211-035-057
3211-035-058
3211-035-059
3211-035-060
3211-035-061
3211-035-062
3211-035-063
3211-035-064
3211-035-065
3211-035-066
3211-035-067
3211-035-068
3211-035-069
3211-035-070
3211-035-071
3211-035-072
3211-035-073
3211-035-074
3211-035-075
3211-035-076
3211-035-077
3211-035-078
3211-035-079
3211-035-080
3211-035-902
3211-035-903
3211-036-020
3211-036-021
3211-036-022
3211-036-900

1414/65

BOOK 1414 PAGE 65

116 LOTS
59.30 ACRES

TRACT NO. 48086

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF SECTION 8
TOWNSHIP 4 NORTH, RANGE 14 WEST,
SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL
PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE

SHEET 1 OF 14 SHEETS

08/07/2019
20190785274

FILED
AT REQUEST OF OWNER
11 MIN PAST 01
IN BOOK 1414
AT PAGE 65-78
OF MAPS
LOS ANGELES COUNTY, CA.
Registrar-Recorder/County Clerk
by _____ Deputy
FEE $ 47
D.A. FEE Code 20 $ 5

MAP / GRANT

OWNERS STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR ARE INTERESTED IN, THE LAND INCLUDED WITHIN THIS SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

WE HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

WE FURTHER STATE THAT, EXCEPT AS SHOWN ON A COPY OF THIS MAP ON FILE IN THE OFFCE OF THE DIRECTOR OF PUBLIC WORKS, WE KNOW OF NO EASEMENT OR STRUCTURE EXISTING WITHIN THE EASEMENTS HEREIN OFFERED FOR DEDICATION TO THE PUBLIC, OTHER THAN PUBLICLY OWNED WATER LINES, SEWER, OR STORM DRAINS, THAT WE WILL GRANT NO RIGHT OF INTEREST WITHIN THE BOUNDARIES OF SAID EASEMENTS OFFERED TO THE PUBLIC, EXCEPT WHERE SUCH RIGHT OR INTEREST IS EXPRESSLY MADE SUBJECT TO THE SAID EASEMENTS.

WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE RIGHT TO PROHIBIT THE CONSTRUCTION OF MORE THAN ONE RESIDENTIAL BUILDING WITHIN LOTS 1 THROUGH 115, INCLUSIVE.

WE HEREBY GRANT LOT 116 IN FEE SIMPLE TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR FLOOD CONTROL PURPOSES.

AS A DEDICATION TO PUBLIC USE, WHILE ALL OF ANISE AVENUE WITHIN OR ADJACENT TO THIS SUBDIVISION REMAINS A PUBLIC STREET, WE HEREBY ABANDON ALL RIGHTS OF DIRECT VEHICULAR INGRESS AND EGRESS FROM ABUTTING LOTS 53 THROUGH 64 TO SAID SAID STREET WITHIN OR ADJACENT TO THIS SUBDIVISION IS VACATED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

AS A DEDICATION TO PUBLIC USE, WHILE ALL OF MADRONE DRIVE AND STONECREST ~~DRIVE~~ ROAD WITHIN OR ADJACENT TO THIS SUBDIVISION REMAINS A PUBLIC STREET, WE HEREBY ABANDON ALL RIGHTS OF DIRECT VEHICULAR INGRESS AND EGRESS FROM ABUTTING LOTS 77 THROUGH 81 AND LOT 111 TO SAID STREET. IF ANY PORTION OF SAID STREET WITHIN OR ADJACENT TO THIS SUBDIVISION IS VACATED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

WE HEREBY GRANT TO THE COUNTY OF LOS ANGELES AN EASEMENT PERTAINING TO ALL AIRSPACE ABOVE A PLANE THREE (3) FEET ABOVE THE "TOP OF CURB" GRADE LINE AS ESTABLISHED BY THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS FOR THE PURPOSE OF MAINTAINING UNOBSTRUCTED VISIBILITY AS SHOWN ON SAID MAP.

AND WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE TWENTY (20) FOOT WIDE EASEMENT FOR MULTIUSE (EQUESTRIAN, BICYCLE, AND HIKING) PURPOSES FOR THE SPRING CANYON TRAIL.

SPRING CANYON RECOVERY ACQUISITION, LLC
A DELAWARE LIMITED LIABILITY COMPANY, OWNER

NAME: Jon Shumaker
TITLE: Authorized Signatory

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF NEW YORK)
COUNTY OF QUEENS) SS

ON 5/29/2018

BEFORE ME LISA CAGNEY, NOTARY PUBLIC
(PRINT NAME AND TITLE)

PERSONALLY APPEARED JON SHUMAKER (NAME OF SUBSCRIBING WITNESS) WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

MY PRINCIPAL BUSINESS IS IN QUEENS COUNTY
MY COMMISSION EXPIRES 04/17/2021
COMMISSION NUMBER 01CA6357380

WITNESS MY HAND
Lisa Cagney
LISA CAGNEY
PRINT NAME

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY Fabrizio Pachano DEPUTY DATE 8/7/19

I HEREBY CERTIFY THAT THE SECURITY IN THE AMOUNT OF $ 1,575.00 HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. 48086 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY Fabrizio Pachano DEPUTY DATE 8/7/19

SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND COMPLETE FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN MAY, 2005, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SPRING CANYON RECOVERY ACQUISITION LLC, IN MAY 2005, I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP; THE SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT TIE NOTES FOR ALL CENTERLINE MONUMENTS NOTED AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS OF SAID COUNTY WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE SHOWN HEREON.

MATTHEW J. VERNON
PLS 7553

5/29/2018
DATE

PROFESSIONAL LAND SURVEYOR
MATTHEW J. VERNON
No. PLS 7553
STATE OF CALIFORNIA

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON SOUTHEASTERLY LINE OF LOT 256 AS SHOWN AS N34°23'49"E ON THE MAP OF TRACT 48086-02, FILED IN BOOK ____ AT PAGES ___ THROUGH _____ , INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER.

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF STATE LAW AND LOCAL SUBDIVISION ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

COUNTY ENGINEER

BY Fabrizio Pachano DEPUTY DATE: 8/7/19

L.S. NO. 7274

RESIDENTIAL PLANNED DEVELOPMENT NOTE

THIS TRACT IS APPROVED AS A RESIDENTIAL PLANNED DEVELOPMENT PROJECT WHEREBY THE COMMON AREAS WILL BE HELD IN FEE BY AN ASSOCIATION MADE UP OF THE OWNERS OF THE INDIVIDUAL LOTS. MEMBERSHIP IN THE HOMEOWNER'S ASSOCIATION IS INSEPARABLE FROM OWNERSHIP IN THE INDIVIDUAL LOTS.

FLOOD CONTROL DISTRICT ACCEPTANCE CERTIFICATE:

UNDER THE AUTHORITY CONFERRED BY RESOLUTION DULY AND REGULARLY ADOPTED BY THE BOARD OF SUPERVISORS OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT ON THE 6TH DAY OF MARCH, 1962, A CERTIFIED COPY OF WHICH WAS RECORDED IN BOOK D1543, PAGE 439, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, AND AMENDED BY SUPPLEMENTAL RESOLUTION ON THE 23RD DAY OF DECEMBER, 1969, THE UNDERSIGNED HEREBY ACCEPTS THE INTEREST IN REAL PROPERTY CONVEYED BY THE WITHIN DEDICATION OR GRANT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A GOVERNMENTAL AGENCY AND CONSENTS TO THE RECORDATION ON BEHALF OF SAID DISTRICT.

BY: Fabrizio Pachano DATE: 8/7/19

LICENSED LAND SURVEYOR
FABRIZIO G. PACHANO
Exp. 12/31/2020
No. L007274
STATE OF CALIFORNIA

IN REFERENCE TO TRACT NO. 48086, IT IS ORDERED THAT THE MAP OF TRACT NO.48086 IS HEREBY APPROVED.

THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY CONVEYED BY THE WITHIN DEDICATION OR GRANT TO THE COUNTY OF LOS ANGELES, A GOVERNMENTAL AGENCY IS HEREBY ACCEPTED AND THE GRANTEE CONSENTS TO THE RECORDATION THEREOF BY ITS AUTHORIZED OFFICER.

I HEREBY CERTIFY THAT THE FOREGOING ORDER WAS ADOPTED BY THE BOARD OF SUPERVISORS AT A MEETING HELD ON THE 6TH DAY, OF AUGUST, 2019.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: Fabrizio Pachano DEPUTY DATE: 8/7/19

1414/66

BOOK 1414 PAGE 662

SCALE: 1"=300'

SHEET 2 OF 14 SHEETS

TRACT NO. 48086

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SIGNATURE OMISSIONS:

The signature of the United States of America, successor or assignee, easement holder(s) by deed(s) recorded April 5, 1940 in Book 17415 Page 138 and August 28, 1940 in Book 17785 Page 112, both of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.

Note: Said easement is indeterminate in nature.

The signature of the State of California, successor or assignee, easement holder(s) by deed(s) recorded August 28, 1940 in Book 17785 Page 112, of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.

Note: Said easement is indeterminate in nature.

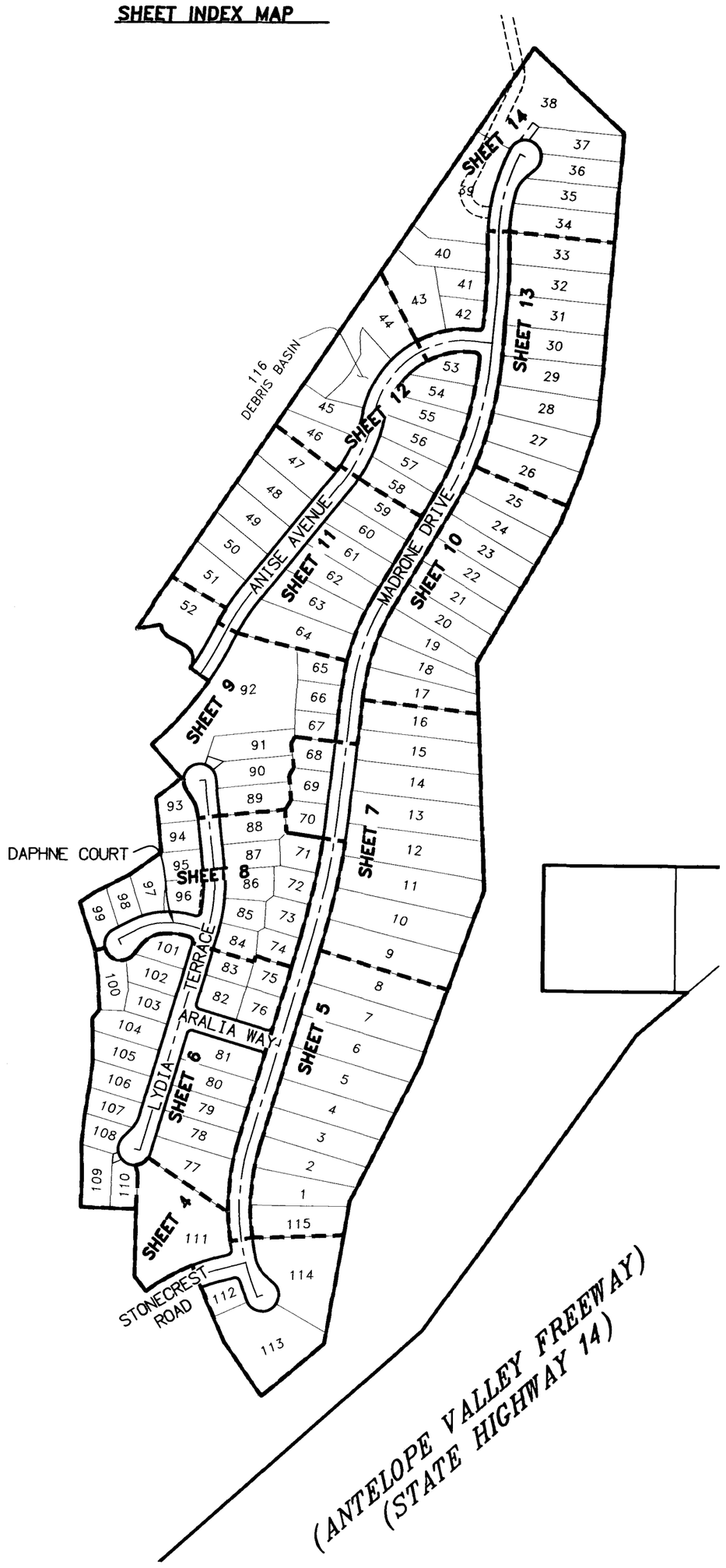
The signature of the State of California, successor or assignee, the owners of oil and mineral rights by a deed recorded August 28, 1940 in Book 17785 Page 112, of Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

The signature of Harvey C. Moore and Mary E. Moore, successor or assignee, the owners of oil and mineral rights by a deed recorded May 17, 1966 as Instrument No. 971 in Book D-3306 Page 636 of Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

The signature of Fairview Properties, Inc., a corporation, successor or assignee, the owners of oil and mineral rights by a deed recorded July 11, 1967 as Instrument No. 2700 in Book D 3699 Page 291, of Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

The signature of Santa Clarita Valley Water Agency, easement holder(s) by deed(s) recorded May 23, 2018 as Instrument No. 20180513286, of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.

SHEET INDEX MAP



1414/67

BOOK 1414 PAGE 67

SCALE: 1"=200'

SHEET 3 OF 14 SHEETS

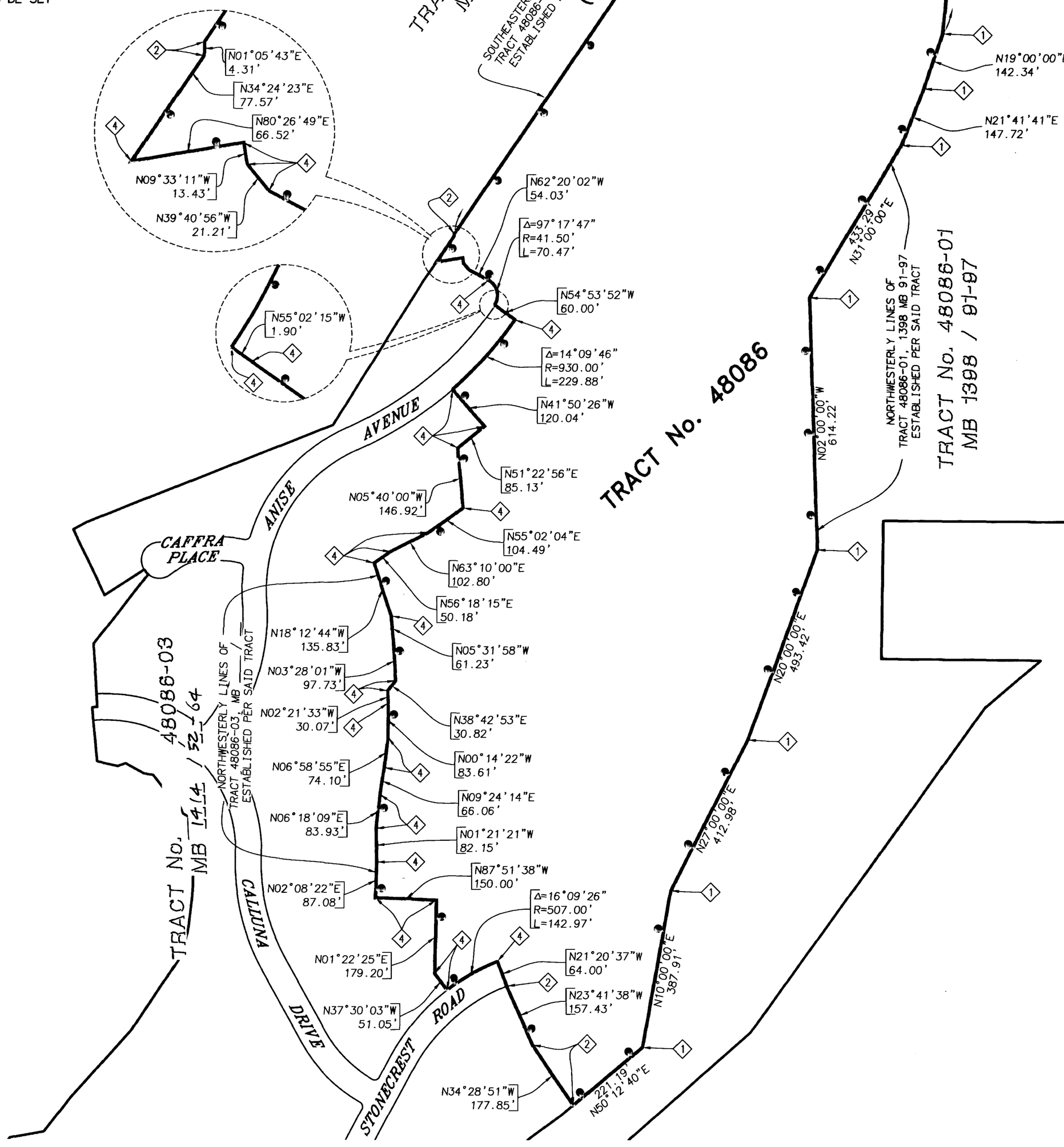
TRACT NO. 48086

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

1. INDICATES IP, AND TAG STAMPED "PLS 7553" PER TRACT No. 48086-01 MB 1398/91-97
2. INDICATES 2" IP, AND TAG STAMPED "PLS 7553" PER TRACT No. 48086-02 MB 1414 / 20-51
3. INDICATES S, T & W STAMPED "PLS 7553" PER TRACT No. 48086-02 MB 1414 / 20-51
4. INDICATES 2" IP, AND TAG STAMPED "PLS 7553" PER TRACT No. 48086-03 MB 1414 / 52-64
5. INDICATES S, T & W STAMPED "PLS 7553" PER TRACT No. 48086-03 MB 1414 / 52-64
6. INDICATES S, T & W STAMPED "PLS 7553" TO BE SET



SCALE: 1" = 40'

TRACT NO. 48086

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 4 OF 14 SHEETS

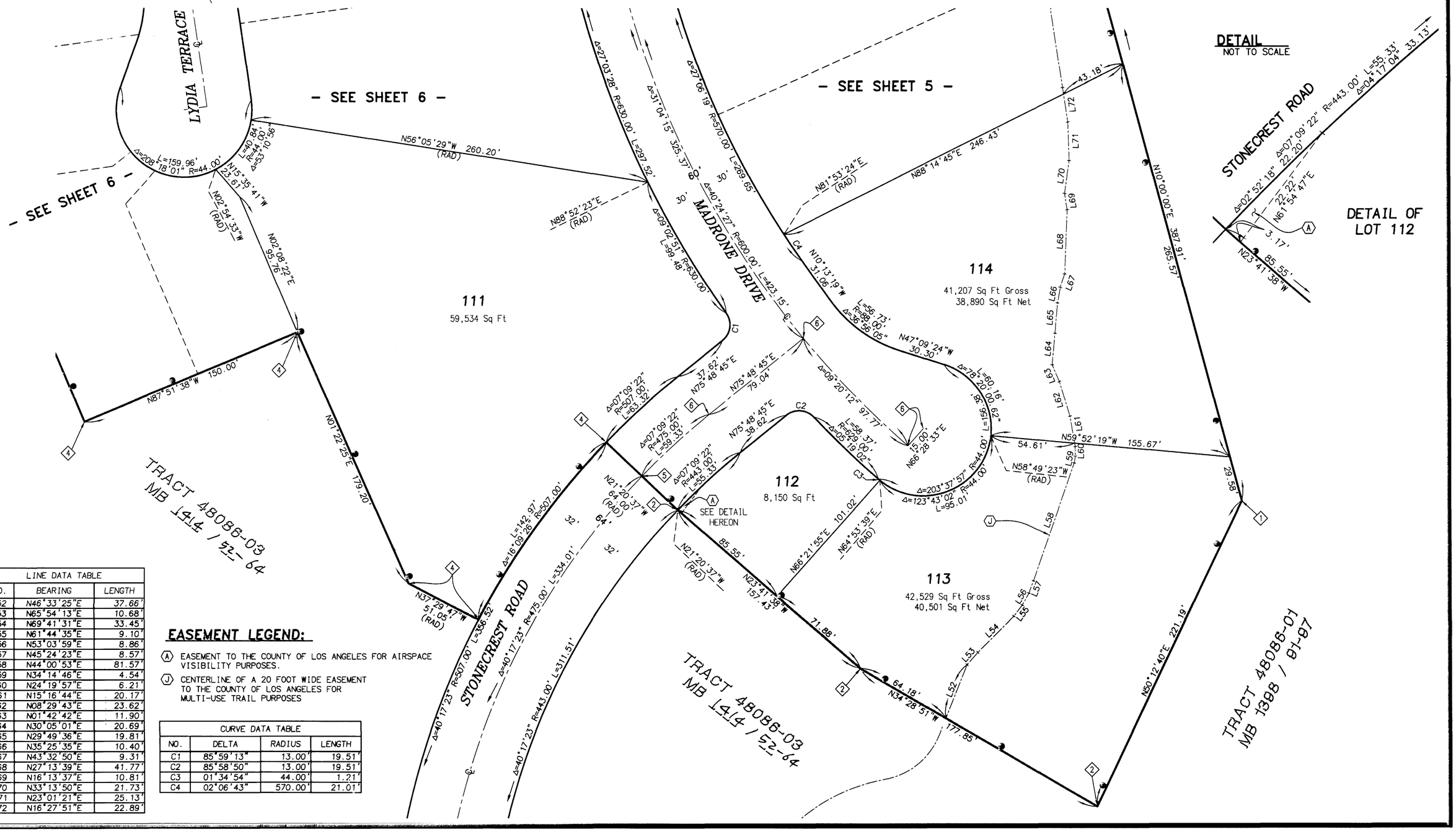
LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

DETAIL
NOT TO SCALE

DETAIL OF LOT 112



LINE DATA TABLE		
NO.	BEARING	LENGTH
L52	N46°33'25"E	37.66'
L53	N65°54'13"E	10.68'
L54	N69°41'31"E	33.45'
L55	N61°44'35"E	9.10'
L56	N53°03'59"E	8.86'
L57	N45°24'23"E	8.57'
L58	N44°00'53"E	81.57'
L59	N34°14'46"E	4.54'
L60	N24°19'57"E	6.21'
L61	N15°16'44"E	20.17'
L62	N08°29'43"E	23.62'
L63	N01°42'42"E	11.90'
L64	N30°05'01"E	20.69'
L65	N29°49'36"E	19.81'
L66	N35°25'35"E	10.40'
L67	N43°32'50"E	9.31'
L68	N27°13'39"E	41.77'
L69	N16°13'37"E	10.81'
L70	N33°13'50"E	21.73'
L71	N23°01'21"E	25.13'
L72	N16°27'51"E	22.89'

EASEMENT LEGEND:

(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.

(J) CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	85°59'13"	13.00'	19.51'
C2	85°58'50"	13.00'	19.51'
C3	01°34'54"	44.00'	1.21'
C4	02°06'43"	570.00'	21.01'

1414/69

BOOK 1414 PAGE 69

SCALE: 1"=40'

TRACT NO. 48086

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 5 OF 14 SHEETS

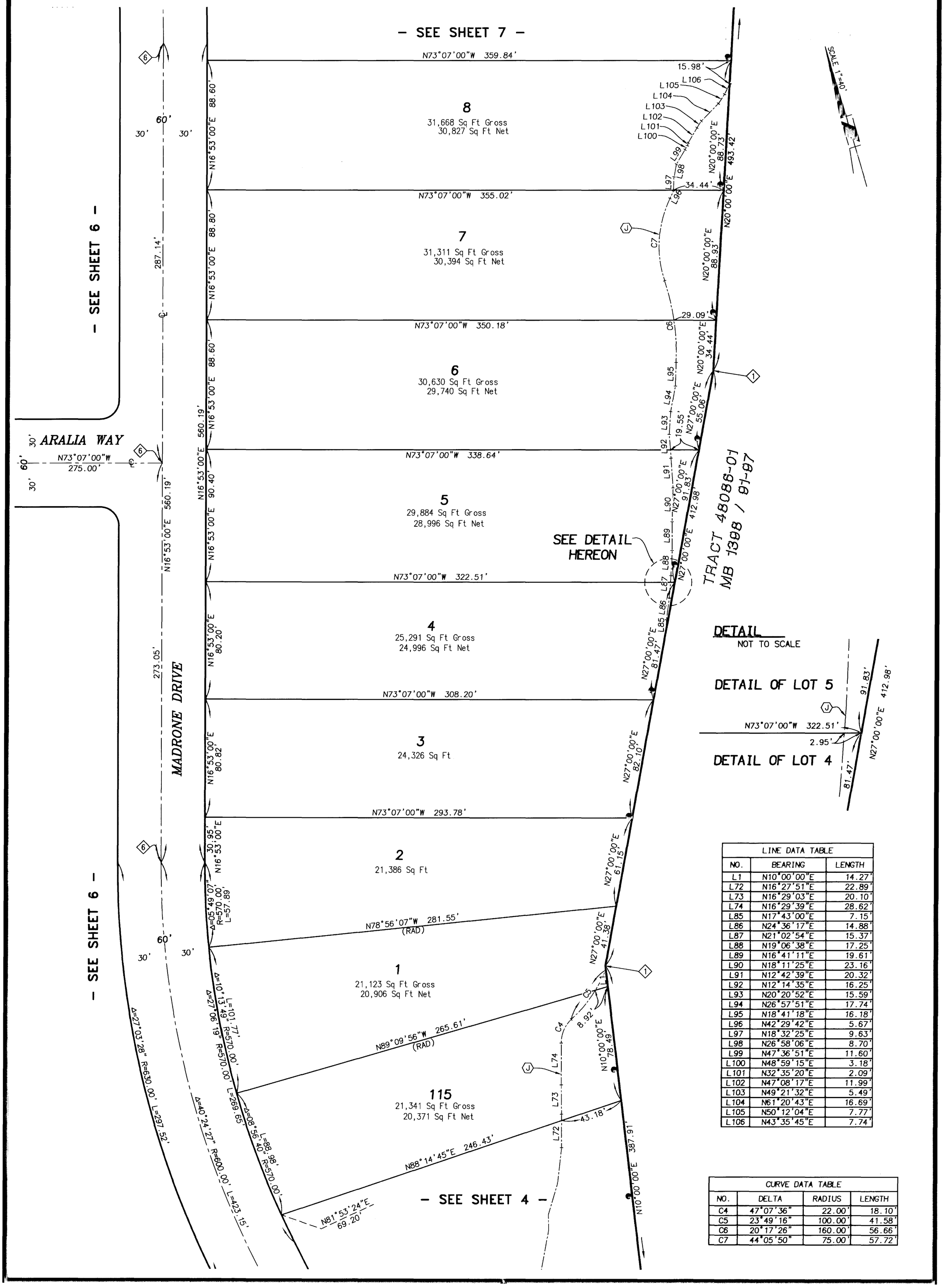
LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

◇ INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

EASEMENT LEGEND:

Ⓙ CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES



DETAIL
NOT TO SCALE

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N10°00'00"E	14.27'
L72	N16°27'51"E	22.89'
L73	N16°29'03"E	20.10'
L74	N16°29'39"E	28.62'
L85	N17°43'00"E	7.15'
L86	N24°36'17"E	14.88'
L87	N21°02'54"E	15.37'
L88	N19°06'38"E	17.25'
L89	N16°41'11"E	19.61'
L90	N18°11'25"E	23.16'
L91	N12°42'39"E	20.32'
L92	N12°14'35"E	16.25'
L93	N20°20'52"E	15.59'
L94	N26°57'51"E	17.74'
L95	N18°41'18"E	16.18'
L96	N42°29'42"E	5.67'
L97	N18°32'25"E	9.63'
L98	N26°58'06"E	8.70'
L99	N47°36'51"E	11.60'
L100	N48°59'15"E	3.18'
L101	N32°35'20"E	2.09'
L102	N47°08'17"E	11.99'
L103	N49°21'32"E	5.49'
L104	N61°20'43"E	16.69'
L105	N50°12'04"E	7.77'
L106	N43°35'45"E	7.74'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C4	47°07'36"	22.00'	18.10'
C5	23°49'16"	100.00'	41.58'
C6	20°17'26"	160.00'	56.66'
C7	44°05'50"	75.00'	57.72'

1414/70

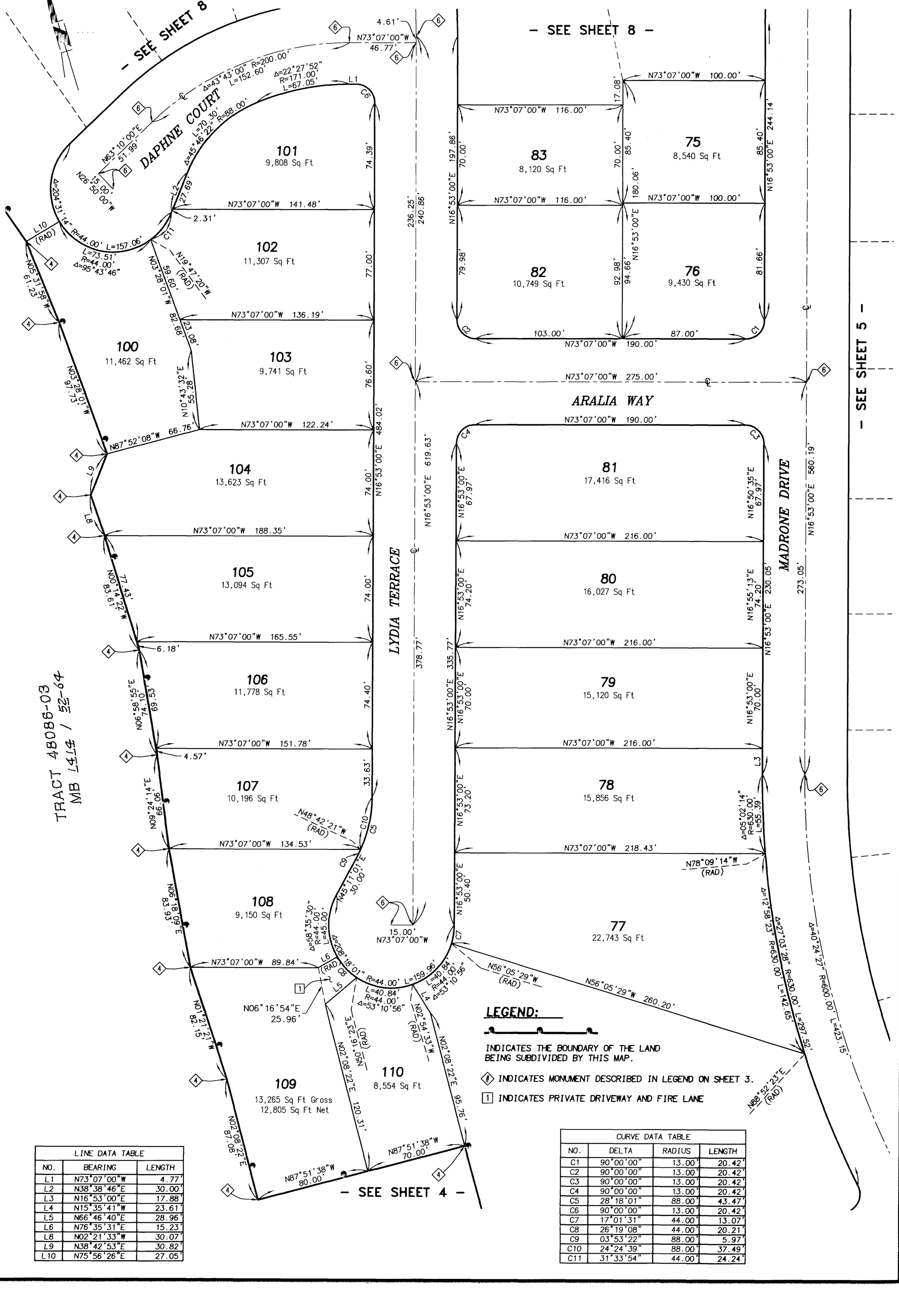
BOOK 1414 PAGE 70

SCALE: 1" = 40'

SHEET 6 OF 14 SHEETS

TRACT NO. 48086

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



TRACT 48086-03
MB 1414 / 52-64

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

[1] INDICATES PRIVATE DRIVEWAY AND FIRE LANE

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N73°07'00"W	4.77'
L2	N38°38'46"E	30.00'
L3	N16°53'00"E	17.88'
L4	N15°35'41"W	23.61'
L5	N66°46'40"E	28.96'
L6	N76°35'31"E	15.23'
L8	N02°21'33"W	30.07'
L9	N38°42'53"E	30.82'
L10	N75°56'26"E	27.05'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	90°00'00"	13.00'	20.42'
C2	90°00'00"	13.00'	20.42'
C3	90°00'00"	13.00'	20.42'
C4	90°00'00"	13.00'	20.42'
C5	28°18'01"	88.00'	43.47'
C6	90°00'00"	13.00'	20.42'
C7	17°01'31"	44.00'	13.07'
C8	26°19'08"	44.00'	20.21'
C9	03°53'22"	88.00'	5.97'
C10	24°24'39"	88.00'	37.49'
C11	31°33'54"	44.00'	24.24'

1414/71

BOOK 1414 PAGE 71

SCALE: 1" = 40'

SHEET 7 OF 14 SHEETS

TRACT NO. 48086

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N32°30'02"E	31.05'
L2	N31°49'10"E	24.90'
L3	N28°17'27"E	19.72'
L4	N23°06'55"W	14.29'
L5	N21°51'02"W	12.06'
L6	N01°49'36"W	15.87'
L7	N05°49'46"E	28.75'
L8	N12°23'10"E	32.01'
L9	N16°27'09"E	58.51'
L10	N15°34'24"E	4.19'
L11	N14°15'12"E	13.97'
L12	N20°18'13"E	6.55'

LINE DATA TABLE CONTINUED		
NO.	BEARING	LENGTH
L13	N10°27'06"E	11.40'
L14	N30°19'39"E	12.25'
L15	N39°48'46"W	15.57'
L16	N14°10'22"W	18.56'
L17	N02°11'03"E	19.82'
L18	N27°07'19"E	17.24'
L19	N25°41'42"E	7.80'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	00°43'53"	2030.00'	25.91'
C2	03°50'12"	169.00'	11.32'

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

◇# INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

EASEMENT LEGEND:

◇J CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES

– SEE SHEET 9 –

– SEE SHEET 10 –

– SEE SHEET 8 –

– SEE SHEET 5 –

MADRONE DRIVE

68 — 9,142 Sq Ft
69 — 9,225 Sq Ft
70 — 9,586 Sq Ft
16 — 24,962 Sq Ft
15 — 27,243 Sq Ft Gross, 27,116 Sq Ft Net
14 — 28,827 Sq Ft Gross, 28,165 Sq Ft Net
13 — 32,245 Sq Ft
12 — 35,743 Sq Ft Gross, 34,810 Sq Ft Net
11 — 36,818 Sq Ft Gross, 35,759 Sq Ft Net
10 — 35,508 Sq Ft Gross, 35,287 Sq Ft Net
9 — 34,210 Sq Ft

TRACT 48086-01
MB 1398 / 91-97

TRACT NO. 48086

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

- SEE SHEET 9 -

ANISE AVENUE

N41°50'26"W 120.04'

L9

Δ=208°18'01" R=44.00' L=159.96'

N84°20'00"E 15.00'

6

C6

N33°58'01"W 30.00'

Δ=28°18'01" R=88.00' L=43.47'

N51°22'56"E 85.13'

LYDIA TERRACE

N05°40'00"W 245.78'

93
9,242 Sq Ft

69.72'

N05°40'00"W

L8

N84°20'00"E 107.04'

94
8,263 Sq Ft

N05°40'00"W 77.20'

N05°40'00"W 156.78'

63.36'

77.20'

N84°20'00"E 107.04'

104.49'

N55°02'04"E

95
8,209 Sq Ft

C4

N08°32'53"W 76.52'

N86°14'20"E 102.88'

N86°52'47"E 54.88'

Δ=16°33'20" R=371.00' L=107.20'

C3

N05°11'33"E 120.57'

N03°02'02"E 63.32'

96
9,303 Sq Ft

A

L=80.49' Δ=20°08'20"

L6 (RAD)

C5

L7

L=59.78' Δ=14°57'24" R=229.00' L=174.73'

N18°12'44"W (RAD) 115.90'

N63°10'00"E 102.80'

70.80'

97
10,911 Sq Ft

N63°10'00"E 32.00'

N56°18'15"E 50.18'

98
7,960 Sq Ft

N18°12'44"W 113.28'

L=34.46' Δ=08°37'16"

Δ=43°43'00" R=200.00' L=152.60'

4.61'

N73°07'00"W 46.77'

6

99
10,055 Sq Ft

N18°12'44"W 135.83'

36.08'

51.99'

N63°10'00"E 51.99'

L5

DAPHNE COURT

L=70.30' Δ=45°48'22" R=88.00'

Δ=22°27'52" R=171.00' L=67.05'

C2

74.39'

N16°53'00"E 484.02'

Δ=77°13'34" R=44.00' L=59.31'

Δ=204°31'14" R=44.00' L=157.06'

N26°50'00"W 15.00'

L1

L4

N73°07'00"W 141.48'

L3 (RAD)

L2

- SEE SHEET 6 -

- SEE SHEET 9 -

N84°20'00"E 177.93'

N03°34'26"W 61.52'

88
12,441 Sq Ft Net
13,441 Sq Ft Gross

B

N84°20'00"E 100.00'

L15

100.00'

N84°20'00"E 155.56'

L14

N81°13'26"W 100.17'

N81°12'45"W (RAD)

N05°40'00"W 245.78'

77.00'

L16

68.60'

C7

N84°30'53"E (RAD)

Δ=09°48'31" L=73.44'

Δ=22°33'00" R=429.00'

87
10,747 Sq Ft

N01°54'04"W 70.44'

7.12'

N84°27'41"E 150.93'

N78°28'28"W 100.59' (RAD)

71
9,911 Sq Ft

L=94.14' Δ=02°44'17" R=1970.00'

L=353.00'

N00°28'06"E 78.74'

86
10,967 Sq Ft

72
9,175 Sq Ft

L=96.75' Δ=02°31'23" R=1970.00'

Δ=10°16'00" R=2000.00' L=358.37'

Δ=10°16'00" R=2030.00' L=363.75'

N75°56'44"W 100.04'

N75°57'05"W (RAD)

L12

N85°45'29"W 112.22'

N85°40'36"W (RAD)

Δ=08°54'39" L=186.72'

85
8,608 Sq Ft

N03°07'10"E 70.11'

73
9,846 Sq Ft

L=93.80' Δ=02°43'41" R=1970.00'

N73°13'24"W 100.08' (RAD)

C11

L11

N76°45'57"W 103.39' (RAD)

C8

84
8,717 Sq Ft

N04°56'17"E 66.12'

74
8,618 Sq Ft

N16°53'00"E 77.08'

N16°53'00"E 47.88'

N73°07'00"W 100.00'

L10

N73°07'00"W 116.00'

N16°53'00"E 197.86'

N16°53'00"E 619.63'

N16°53'00"E 244.14'

MADRONE DRIVE

N16°53'00"E 560.19'

- SEE SHEET 6 -

- SEE SHEET 7 -

- SEE SHEET 5 -

N16°53'00"E 560.19'

TRACT 48086-03
MB 1414 /52-64

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

EASEMENT LEGEND:

(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.

(B) 10 FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE HOA TO BE RESERVED BY SEPARATE DOCUMENT.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N38°38'46"E	30.00'
L2	N05°31'58"W	61.23'
L3	N75°56'26"E	27.05'
L4	N38°38'46"E	27.69'
L5	N63°10'00"E	15.91'
L6	N03°15'20"W	20.00'
L7	N73°07'00"W	2.81'
L8	N05°40'00"W	16.22'
L9	N83°22'06"W	6.77'
L10	N16°53'00"E	17.08'
L11	N57°28'14"E	20.90'
L12	N51°29'33"E	25.42'
L14	N46°41'17"E	25.42'
L15	N05°40'00"W	10.00'
L16	N05°40'00"W	10.00'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	95°59'40"	13.00'	21.78'
C2	90°00'00"	13.00'	20.42'
C3	14°00'33"	371.00'	90.71'
C4	02°32'47"	371.00'	16.49'
C5	46°36'54"	13.00'	10.58'
C6	40°35'55"	44.00'	31.18'
C7	00°10'53"	429.00'	1.36'
C8	03°38'57"	429.00'	27.32'
C11	00°06'24"	1970.00'	3.67'

1414/72

1414/73

BOOK 1414 PAGE 73

SCALE: 1" = 40'

SHEET 9 OF 14 SHEETS

TRACT NO. 48086

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

[1] INDICATES PRIVATE DRIVEWAY AND FIRE LANE

EASEMENT LEGEND:

(B) 10 FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE HOA TO BE RESERVED BY SEPARATE DOCUMENT.

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	01°07'02"	630.00'	12.28'
C2	32°53'25"	44.00'	25.26'
C3	33°26'36"	44.00'	25.68'
C4	13°08'11"	44.00'	10.09'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N55°02'15"W	1.90'
L2	N39°40'56"W	21.21'
L3	N09°33'11"W	13.43'
L4	N01°05'43"E	4.31'
L5	N28°17'27"E	19.72'
L6	N31°49'10"E	24.90'
L7	N06°23'37"W	15.55'
L8	N32°30'02"E	31.05'
L9	N05°40'00"W	25.76'
L10	N83°22'06"W	6.77'
L11	N05°40'00"W	10.00'

100' EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY PER BK. 51862, PG. 279, O.R.

TRACT 48086-03
MB 1414 / 52-64

52
25,537 Sq Ft

92
74,709 Sq Ft Gross
72,860 Sq Ft Net

91
16,289 Sq Ft Gross
15,328 Sq Ft Net

90
14,287 Sq Ft

89
14,419 Sq Ft

65
9,615 Sq Ft

66
9,454 Sq Ft

67
8,274 Sq Ft

ANISE AVENUE

LYDIA TERRACE

MADRONE DRIVE

- SEE SHEET 11 -

- SEE SHEET 8 -

- SEE SHEET 7 -

- SEE SHEET 10 -

1414/74

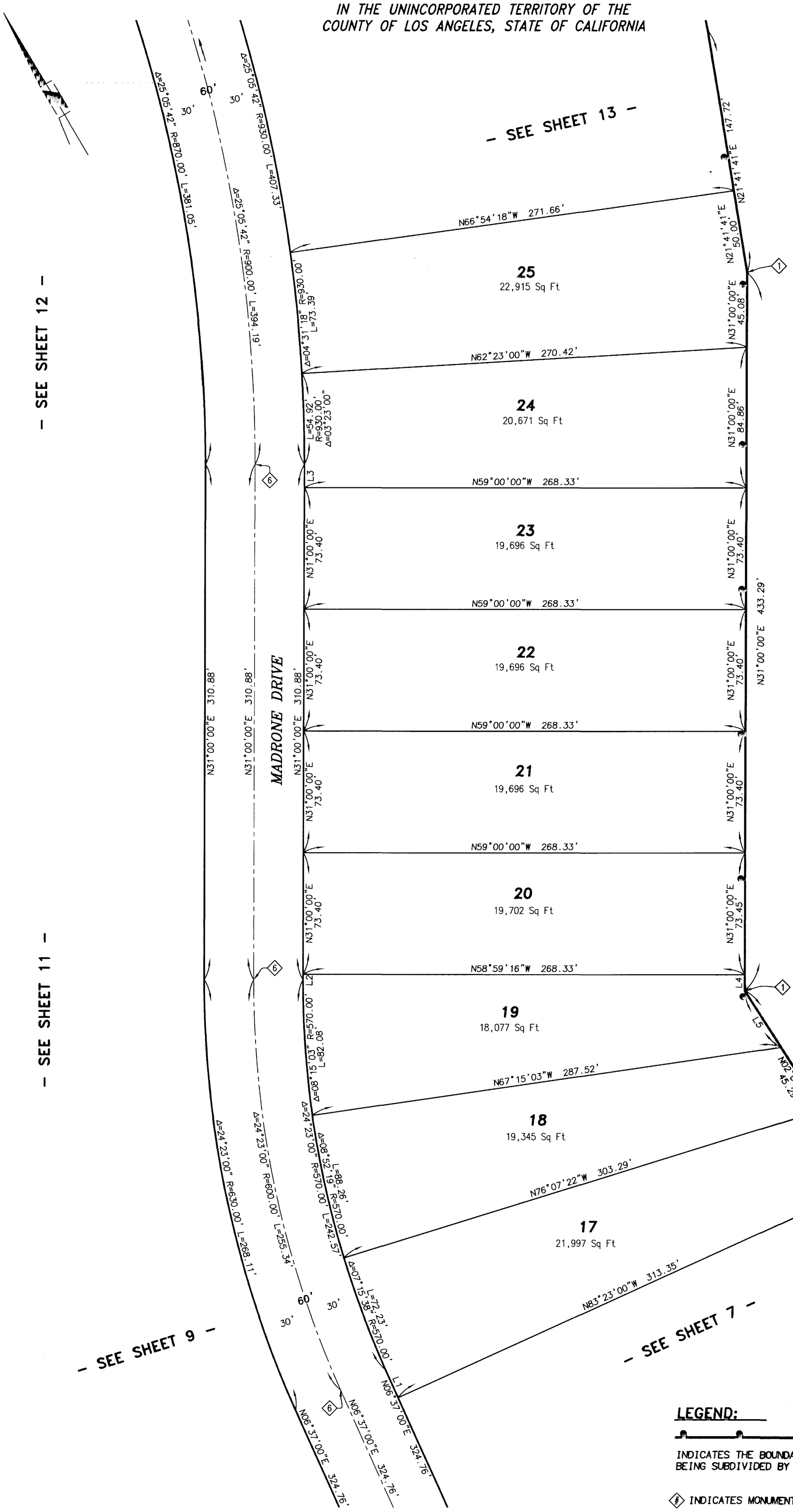
BOOK 1414 PAGE 74

SCALE: 1" = 40'

SHEET 10 OF 14 SHEETS

TRACT NO. 48086

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N06°37'00"E	18.54'
L2	N31°00'00"E	3.27'
L3	N31°00'00"E	14.01'
L4	N31°00'00"E	9.70'
L5	N02°00'00"W	40.61'

TRACT 48086-01
MB 1398 / 91-97

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

◈ INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

1414/75

BOOK 1414 PAGE 75

SCALE: 1" = 40'

SHEET 11 OF 14 SHEETS

TRACT NO. 48086

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

◈ INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N39°22'00"E	17.69'
L2	N39°22'00"E	27.66'
L3	N39°22'00"E	6.60'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	03°09'06"	420.00'	23.10'
C2	06°30'54"	630.00'	71.64'
C3	03°58'19"	630.00'	43.67'

TRACT 48086-02
MB 1414 / 20-51

100' EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY PER BK. 53131, PG. 81, O.R.

50'
50'
100'

N34°23'49"E 1806.47'
118.30' 93.85' 94.36' 94.36' 89.39'

- SEE SHEET 9 -

N60°21'13"W 169.93'

51 17,675 Sq Ft

N50°38'00"W 173.67'

50 16,618 Sq Ft

N50°38'00"W 181.80'

49 17,473 Sq Ft

N50°38'00"W 189.97'

48 18,242 Sq Ft

N50°38'00"W 198.15'

47 19,153 Sq Ft

N53°47'06"W 205.57'

- SEE SHEET 12 -

C2 Δ=12°27'55" R=630.00' L=137.06'

L1 N39°22'00"E 93.50'

N39°22'00"E 94.00'

N39°22'00"E 94.00'

N39°22'00"E 77.27'

C1 Δ=27°15'17" R=420.00' L=199.79'

N39°22'00"E 376.46'

Δ=12°27'55" R=600.00' L=130.54'

6

30'

60'

30'

Δ=27°15'17" R=450.00' L=214.06'

N39°22'00"E 376.46'

ANISE AVENUE

Δ=12°27'55" R=570.00' L=124.01'

Δ=10°36'31" R=570.00' L=105.54'

L3

103.77' N39°22'00"E

90.05' N39°22'00"E

73.99' N39°22'00"E

74.39' N39°22'00"E

L2

Δ=27°15'17" R=480.00' L=228.33'

Δ=05°41'54" L=47.74'

N03°19'54"W (RAD)

- SEE SHEET 9 -

N76°06'04"W 305.19'

64 26,124 Sq Ft

N69°25'27"W 272.14'

63 21,966 Sq Ft

N62°58'19"W 244.25'

62 18,975 Sq Ft

N59°00'00"W 229.05'

61 16,372 Sq Ft

N59°00'00"W 218.28'

60 15,667 Sq Ft

N59°00'00"W 207.46'

59 15,156 Sq Ft

N59°00'00"W 198.85'

- SEE SHEET 12 -

N31°00'00"E 28.53'

N31°00'00"E 73.20'

N31°00'00"E 73.60'

N31°00'00"E 74.86'

N31°00'00"E 310.88'

C3 L=70.95' Δ=06°27'08"

Δ=06°40'37" L=73.42'

Δ=24°23'00" R=630.00' L=268.11'

Δ=24°23'00" R=600.00' L=255.34'

30'
60'
30'

N31°00'00"E 310.88'

MADRONE DRIVE

- SEE SHEET 10 -

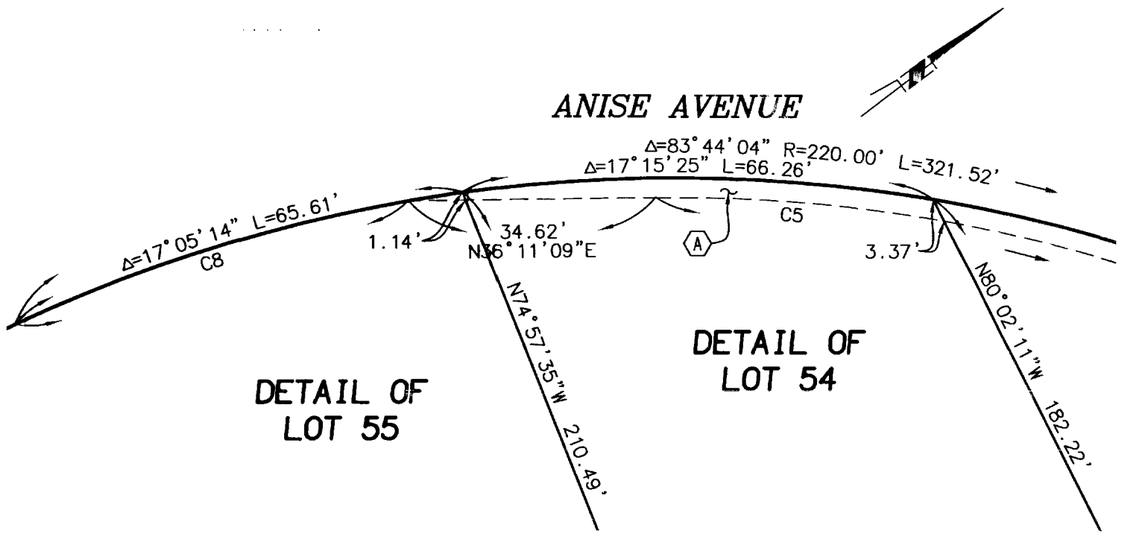
SCALE: 1" = 40'

SHEET 12 OF 14 SHEETS

TRACT NO. 48086

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DETAIL "A"
NOT TO SCALE



LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

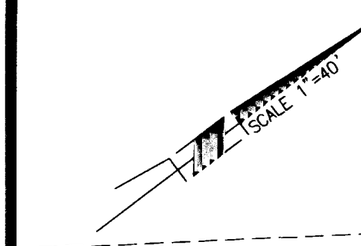
(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

EASEMENT LEGEND:

(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N05°54'18"E	15.30'
L2	N39°03'29"E	35.48'
L3	N36°11'09"E	34.62'
L4	N01°53'25"E	27.66'
L5	N22°52'29"E	15.10'
L6	N84°09'12"W	4.00'
L7	N02°27'54"W	30.89'
L8	N76°21'31"E	34.62'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	90°03'30"	13.00'	20.43'
C2	01°50'50"	220.00'	7.09'
C4	02°03'51"	280.00'	10.09'
C5	40°02'24"	217.30'	151.86'
C6	10°30'01"	220.00'	40.32'
C8	13°14'21"	220.00'	50.83'



TRACT 48086-02
MB 1414 / 20-51

100' EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY PER BK. 53131, PG. 81, O.R.

100' (50' + 50')

N34°23'49"E 1806.47'
N34°23'49"E 361.97'
N34°23'49"E 54.87'
N34°23'49"E 83.65'

SEE DETAIL "B" HEREON

N55°36'11"W 70.35', 70.11'

N47°35'59"E 59.05', 0.24'
L2
N29°44'09"E 56.78'
L7
L4
L5

N75°49'26"W (RAD) 106.89'
N41°48'34"W 115.94'
N45°07'35"W (RAD)
N27°49'44"W 209.82' (RAD)

44
35,739 Sq Ft

45
13,978 Sq Ft

46
16,378 Sq Ft

116
TO L.A.C.F.C.D.
FOR DEBIS BASIN
14,566 Sq Ft

N53°47'06"W 205.57' (RAD)
N68°14'41"W (RAD) 200.35'

Δ=30°41'51" R=280.00' L=150.02'
Δ=17°17'51" L=84.55'
Δ=83°44'05" R=280.00' L=409.21'

C4
L=70.69', R=420.00', Δ=09°38'36"
ANISE AVENUE
60'
30'
Δ=83°44'05" R=250.00' L=365.36'
L=106.00'
Δ=14°27'35" R=420.00'
Δ=27°15'17" R=420.00' L=199.79'
L=66.26'
Δ=17°15'25"
Δ=83°44'05" R=220.00' L=321.52'
L=58.52'
Δ=15°14'24"
C8
L3
C5
Δ=49°23'26" L=189.65'
Δ=27°15'17" R=450.00' L=214.06'
Δ=06°14'43" L=52.32'
C2
N76°02'27"W (RAD)
N60°48'03"W (RAD)
N43°32'38"W (RAD)
N80°02'11"W (RAD) 182.22'
L8
Δ=27°15'17" R=480.00' L=228.33'
Δ=07°06'27" L=59.54'
Δ=08°12'13" L=68.73'
S56°19'54"E (RAD)
S64°32'07"E (RAD)
S71°38'34"E (RAD)
N64°46'17"W (RAD) 206.60'
N69°52'05"W 214.56'
N74°57'35"W (RAD) 210.49'
C6
L6
C1
L1
L=61.63', Δ=04°03'31"
N84°09'12"W 47.04'
N05°54'18"E 157
58.34'
N05°54'18"E 92.02'

53
11,343 Sq Ft

54
13,573 Sq Ft

55
14,482 Sq Ft

56
14,362 Sq Ft

57
13,884 Sq Ft

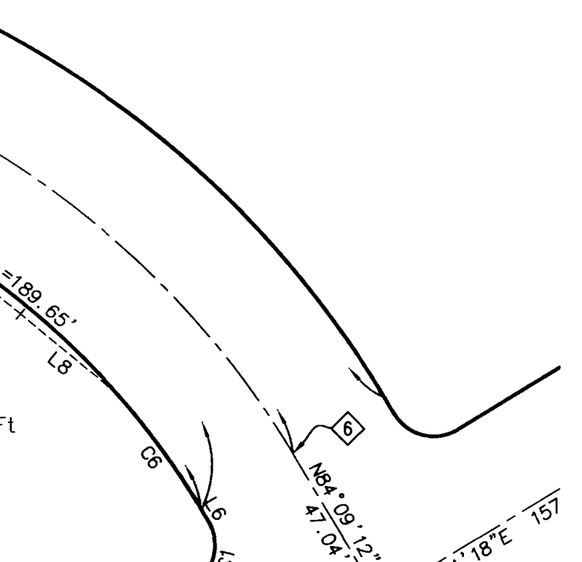
58
13,891 Sq Ft

N59°00'00"W 198.85'
N59°40'50"W (RAD) 200.52'
S69°52'54"E (RAD)
L=77.11', Δ=05°04'41"
L=77.09', Δ=05°04'36"
Δ=00°40'50" L=10.33'
L=77.30', Δ=05°05'27"
L=77.59', Δ=05°06'37"
Δ=25°05'42" R=870.00' L=381.05'
Δ=25°05'42" R=900.00' L=394.19'
Δ=25°05'42" R=930.00' L=407.33'
N31°00'00"E 60.69'
N31°00'00"E 310.88'
N31°00'00"E 310.88'
N31°00'00"E 310.88'
30'
60'
30'

MADRONE DRIVE

- SEE SHEET 11 -
- SEE SHEET 13 -
- SEE SHEET 14 -
- SEE SHEET 10 -

DETAIL "B"
NOT TO SCALE



1414/77

BOOK 1414 PAGE 77

SHEET 13 OF 14 SHEETS

TRACT NO. 48086

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

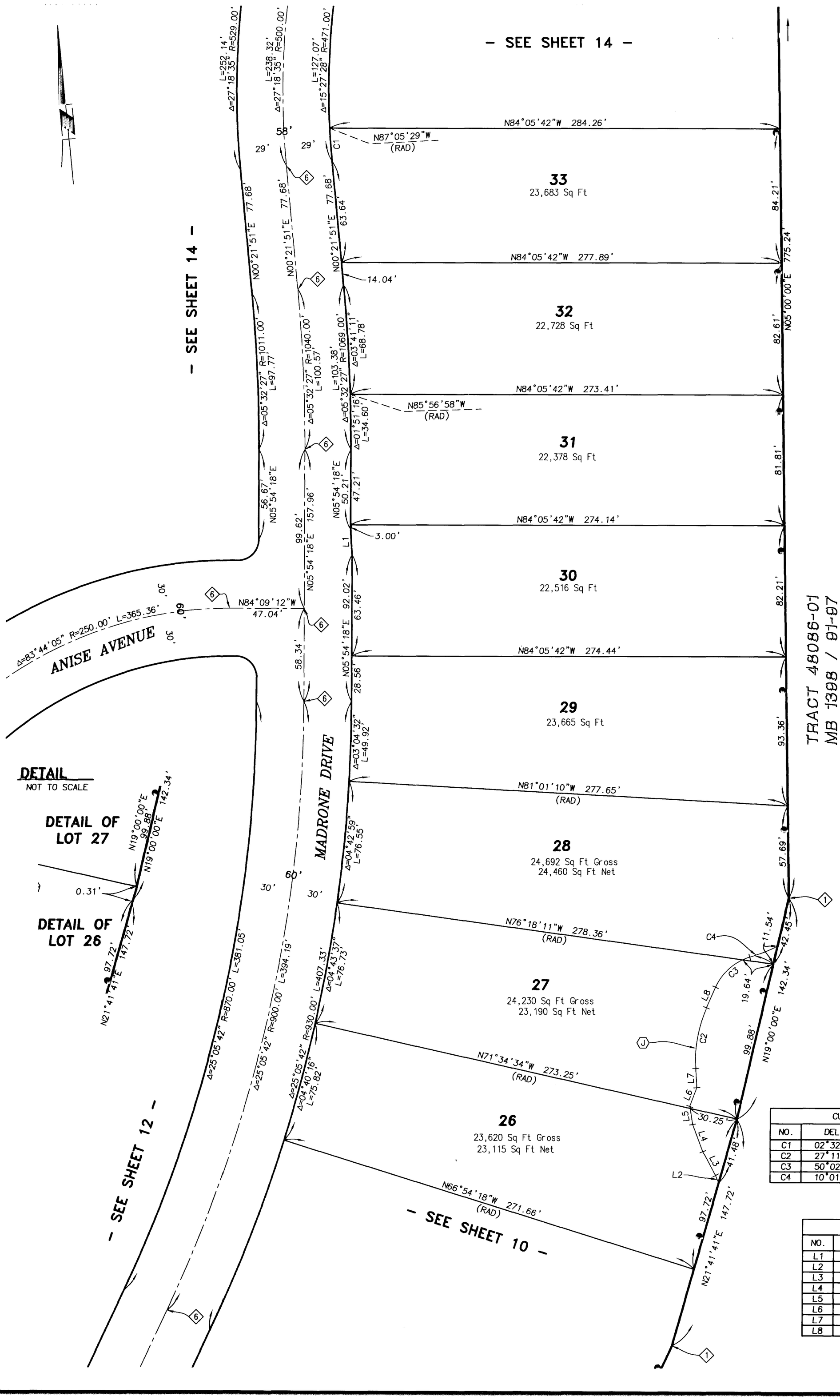
LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

EASEMENT LEGEND:

(J) CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES



CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	02°32'40"	471.00'	20.92'
C2	27°11'20"	82.00'	38.91'
C3	50°02'40"	34.00'	29.70'
C4	10°01'15"	107.00'	18.71'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N02°16'10"E	15.77'
L2	N16°22'55"W	5.15'
L3	N22°22'00"W	17.02'
L4	N15°07'30"W	18.19'
L5	N03°20'23"W	11.47'
L6	N26°33'42"E	12.56'
L7	N02°17'24"E	12.04'
L8	N29°28'44"E	13.97'

TRACT 48086-01
MB 1398 / 91-97

1414/78

BOOK 1414 PAGE 78

SCALE: 1" = 40'

TRACT NO. 48086

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 14 OF 14 SHEETS

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	89°56'30"	13.00'	20.41'
C2	00°38'30"	1011.00'	11.32'
C3	00°35'09"	1011.00'	10.34'
C4	04°16'43"	88.00'	6.57'
C5	03°28'59"	471.00'	28.63'
C6	35°29'25"	44.00'	27.25'
C7	39°16'40"	44.00'	30.16'
C8	163°04'50"	2.00'	5.69'
C9	16°33'57"	65.00'	18.79'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N84°09'12"W	5.09'
L2	N05°00'00"E	5.91'
L3	N00°21'51"E	12.67'
L4	N81°52'18"W	21.70'
L5	N12°07'58"W	8.69'
L7	N81°52'18"W	21.68'

TRACT 48086-02
MB 1414 / 20-21

TRACT 48086-01
MB 1398 / 19-19

38
47,274 Sq Ft Gross
38,938 Sq Ft Net

37
16,613 Sq Ft Gross
15,418 Sq Ft Net

36
16,019 Sq Ft

35
19,077 Sq Ft

34
21,947 Sq Ft

39
42,145 Sq Ft Gross
34,533 Sq Ft Net

40
17,953 Sq Ft

41
10,204 Sq Ft

42
9,410 Sq Ft

43
24,606 Sq Ft

MADRONE DRIVE

ANISE AVENUE

100' EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY PER BK. 53131, PG. 81, O.R.

- SEE SHEET 13 -

- SEE SHEET 12 -

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

[1] INDICATES PRIVATE DRIVEWAY AND FIRE LANE

EASEMENT LEGEND:

(J) CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES

(L) 30 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND ROADWAY PURPOSES, GRANTED AS PARCEL 2, IN THE DOCUMENT RECORDED MAY 23, 2018 AS INSTRUMENT No. 20180513286, OF OFFICIAL RECORDS.

BOOK 1398 PAGE 91

1395/91

7-12-17

1 LOT
114.99 ACRES

SHEET 1 OF 7 SHEETS

TRACT NO. 48086-01

IN THE UNINCORPORATED TERRITORY,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

07/12/2017
20170778814

BEING A SUBDIVISION OF A PORTION OF SECTION 8,
TOWNSHIP 4 NORTH, RANGE 14 WEST,
SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL
PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE

FILED
AT REQUEST OF OWNER
MAY PAST 1 PM
IN BOOK 1398
AT PAGE 91-97
OF MAPS
LOS ANGELES COUNTY, CA.
Registrar-Recorder/County Clerk
by N. Jones
Deputy
FEE $ 26
D.A. FEE Code 20 $ 3.00

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

WE DO HEREBY DEDICATE TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT THE EASEMENT, FOR FLOOD CONTROL, INGRESS AND EGRESS PURPOSES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENTAL THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

AND WE DO HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE TWENTY (20) FOOT WIDE EASEMENT FOR MULTIUSE (EQUESTRIAN, BICYCLE, AND HIKING) PURPOSES FOR THE SPRING CANYON TRAIL, ESTIMATED LENGTH OF TWO AND ONE-HALF (2.5) MILES.

WE FURTHER STATE THAT, EXCEPT AS SHOWN ON A COPY OF THIS MAP ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS, WE KNOW OF NO EASEMENT OR STRUCTURE EXISTING WITHIN THE EASEMENTS HEREIN OFFERED FOR DEDICATION TO THE PUBLIC, OTHER THAN PUBLICLY OWNED WATER LINES, SEWERS, OR STORM DRAINS, THAT WE WILL GRANT NO RIGHT OR INTEREST WITHIN THE BOUNDARIES OF SAID EASEMENTS OFFERED TO THE PUBLIC, EXCEPT WHERE SUCH RIGHT OR INTEREST IS EXPRESSLY MADE SUBJECT TO THE SAID EASEMENTS.

AND WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE RIGHT TO PROHIBIT THE CONSTRUCTION OF MORE THAN ONE RESIDENCE AND ACCESSORY BUILDING WITHIN LOT 1.

SPRING CANYON RECOVERY ACQUISITION LLC
A DELAWARE LIMITED LIABILITY COMPANY, OWNER

NAME: Jon Shumaker
TITLE: Authorized Signatory

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF New York)
COUNTY OF Westchester) SS

ON April 24, 2017

BEFORE ME HSINYI LONKER, A NOTARY PUBLIC,
(PRINT NAME AND TITLE)

PERSONALLY APPEARED Jon Shumaker (NAME OF SUBSCRIBING WITNESS) WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

MY PRINCIPAL BUSINESS IS IN Westchester COUNTY
MY COMMISSION EXPIRES June 1, 2018
COMMISSION NUMBER 01LO6222974

WITNESS MY HAND
Hsinyi Lonker
PRINT NAME

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY Fabrizio Pachano DEPUTY DATE 7/12/17

I HEREBY CERTIFY THAT THE SECURITY IN THE AMOUNT OF $58,825.00 HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. 48086-01 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY Fabrizio Pachano DEPUTY DATE 7/12/17

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SPRING CANYON RECOVERY ACQUISITION LLC, IN MAY 2005, I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP; AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT TIE NOTES FOR ALL CENTERLINE MONUMENTS NOTED AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS OF SAID COUNTY WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE SHOWN HEREON.

MATTHEW J. VERNON
P.L.S. NO. 7553

4-24-2017
DATE

PROFESSIONAL LAND SURVEYOR
MATTHEW J. VERNON
No. PLS 7553
STATE OF CALIFORNIA

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON WESTERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 8, T-4-N, R-14-W, S.B.M., SHOWN AS N 01°02'54"E ON THE RECORD OF SURVEY FILED IN BOOK 107 AT PAGE 58 OF RECORDS OF SURVEYS, AND SHOWN AS "N 01°14'51"E" ON THIS SUBDIVISION MAP.

FLOOD CONTROL DISTRICT ACCEPTANCE CERTIFICATE:

UNDER THE AUTHORITY CONFERRED BY RESOLUTION DULY AND REGULARLY ADOPTED BY THE BOARD OF SUPERVISORS OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT ON THE 6TH DAY OF MARCH, 1962, A CERTIFIED COPY OF WHICH WAS RECORDED IN BOOK D1543, PAGE 439, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, AND AMENDED BY SUPPLEMENTAL RESOLUTION ON THE 23RD DAY OF DECEMBER, 1969, THE UNDERSIGNED HEREBY ACCEPTS THE INTEREST IN REAL PROPERTY CONVEYED BY THE WITHIN DEDICATION OR GRANT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A GOVERNMENTAL AGENCY AND CONSENTS TO THE RECORDATION ON BEHALF OF SAID DISTRICT.

BY: Fabrizio Pachano DEPUTY DATE: 7/12/17

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF STATE LAW AND LOCAL SUBDIVISION ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

COUNTY ENGINEER
BY Fabrizio D. Pachano DEPUTY FABRIZIO G. PACHANO DATE: 7/12/17
L.S. NO. 7274

LICENSED LAND SURVEYOR
FABRIZIO G. PACHANO
Exp. 12/31/18
No. L007274
STATE OF CALIFORNIA

OPEN SPACE NOTE

LOT 1 IS APPROVED AS OPEN SPACE LOT TO BE HELD IN COMMON BY THE OWNERS OF LOT 1 OR BY ANY SUCCESSORS IN INTEREST OF ANY LOTS CREATED BY THE FURTHER DIVISION OF SAID LOT.

CERTIFICATE OF ACCEPTANCE

IN REFERENCE TO TRACT NO. 48086-01, IT IS ORDERED THAT THE MAP OF TRACT NO. 48086-01 IS HEREBY APPROVED.

THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY CONVEYED BY THE WITHIN DEDICATION OR GRANT TO THE COUNTY OF LOS ANGELES, A GOVERNMENTAL AGENCY IS HEREBY ACCEPTED AND THE GRANTEE CONSENTS TO THE RECORDATION THEREOF BY ITS AUTHORIZED OFFICER.

I HEREBY CERTIFY THAT THE FOREGOING ORDER WAS ADOPTED BY THE BOARD OF SUPERVISORS AT A MEETING HELD ON THE 11TH DAY, OF JULY, 2017

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: Fabrizio Pachano DEPUTY DATE: 7/12/17

BOOK 1398 PAGE 92
1398/92

7-12-17

SCALE: 1" = 500'

TRACT NO. 48086-01

IN THE UNINCORPORATED TERRITORY,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SIGNATURE OMISSIONS:

THE FOLLOWING SIGNATURE(S) OF THE PART(IES) NAMED HEREINAFTER AS OWNER(S) OF THE INTEREST SET FORTH UNDER THE PROVISIONS OF SECTION 66436, (a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT HAVE BEEN OMITTED AS THEIR INTEREST CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE(S) IS (ARE) NOT REQUIRED BY THE LOCAL AGENCY;

THE UNITED STATES OF AMERICA, SUCCESSOR OR ASSIGNEE, HOLDER OF AN EASEMENT FOR DITCHES AND CANALS BY DEEDS RECORDED APRIL 5, 1940 IN BOOK 17415 PAGE 138, AND AUGUST 28, 1940 IN BOOK 17785 PAGE 112, BOTH OF OFFICIAL RECORDS. SAID EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED FROM THE RECORD INFORMATION.

THE STATE OF CALIFORNIA, SUCCESSOR OR ASSIGNEE, HOLDER OF AN EASEMENT FOR RIGHTS TO FISH BY DEED RECORDED AUGUST 28, 1940 IN BOOK 17785 PAGE 112, OF OFFICIAL RECORDS. SAID EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED FROM THE RECORD INFORMATION.

SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION AND AS SUCCESSOR TO SOUTHERN COUNTIES GAS COMPANY, A CORPORATION, HOLDER OF A RIGHT OF WAY FOR GAS LINES BY DEED RECORDED DECEMBER 14, 1956 AS INSTRUMENT NO. 3258 IN BOOK 53131, PAGE 81, BOTH OF OFFICIAL RECORDS.

HARVEY C. MOORE AND MARY E. MOORE, HOLDER(S) OF AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES BY DEED RECORDED MAY 17, 1966 AS INSTRUMENT NO. 971 IN BOOK D-3306 PAGE 636 AND HOLDER(S) OF AN EASEMENT FOR WATERLINE PURPOSES BY DEED RECORDED MAY 17, 1966 AS INSTRUMENT NO. 971 IN BOOK D-3306 PAGE 636 ALL OF OFFICIAL RECORDS.

COUNTY OF LOS ANGELES, INTEREST HOLDER BY IRREVOCABLE OFFER TO DEDICATE RECORDED APRIL 13, 2017 AS INSTRUMENT NO. 20170410076 OF OFFICIAL RECORDS.

THE FOLLOWING SIGNATURE(S) OF THE PART(IES) NAMED HEREINAFTER AS OWNER(S) OF THE INTEREST SET FORTH UNDER THE PROVISIONS OF SECTION 66436, (A)(3)(C) OF THE SUBDIVISION MAP ACT HAVE BEEN OMITTED AS THEIR INTEREST CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE(S) IS (ARE) NOT REQUIRED BY THE LOCAL AGENCY;

THE STATE OF CALIFORNIA, SUCCESSOR OR ASSIGNEE, OWNERS OF OIL AND MINERAL RIGHTS BY A DEED RECORDED AUGUST 28, 1940 IN BOOK 17785 PAGE 112, OF OFFICIAL RECORDS.

HARVEY C. MOORE AND MARY E. MOORE, SUCCESSOR OR ASSIGNEE, OWNERS OF OIL AND MINERAL RIGHTS BY DEED RECORDED MAY 17, 1966 AS INSTRUMENT NO. 971 IN BOOK D-3306 PAGE 636 OF OFFICIAL RECORDS.

FAIRVIEW PROPERTIES, INC., A CORPORATION, SUCCESSOR OR ASSIGNEE, OWNERS OF OIL AND MINERAL RIGHTS BY DEED RECORDED JULY 11, 1967 AS INSTRUMENT NO. 2700 IN BOOK D 3699 PAGE 291, OF OFFICIAL RECORDS.

MONUMENT LEGEND

1. FOUND 3" BRASS CAP CSM PER CSB-1983 ACCEPTED AS NORTHWEST CORNER SECTION 8, T-4-N, R-14-W, SBM
2. FOUND 3" BRASS CAP CSM PER CSB-1983, ACCEPTED AS NORTH QUARTER CORNER SECTION 8, T-4-N, R-14-W, SBM
3. FOUND 3" BRASS CAP CSM PER CSB-1983 ACCEPTED AS NORTHEAST CORNER SECTION 8, T-4-N, R-14-W, SBM
4. FOUND 3" BRASS CAP CSM PER CSB-1983 ACCEPTED AS EAST QUARTER CORNER SECTION 8, T-4-N, R-14-W, SBM
5. FOUND 3" BRASS CAP CSM PER CSB-1983 ACCEPTED AS SOUTHEAST CORNER SECTION 8, T-4-N, R-14-W, SBM
6. FOUND 3" BRASS CAP CSM PER CSB-5355 ACCEPTED AS SOUTHWEST CORNER SECTION 8, T-4-N, R-14-W, SBM
7. FOUND 3" BRASS CAP CSM PER CSB-1983 ACCEPTED AS WEST QUARTER CORNER SECTION 8, T-4-N, R-14-W, SBM
8. FOUND 3" BRASS CAP CSM PER CSB-1983 ACCEPTED AS SOUTH QUARTER CORNER SECTION 8, T-4-N, R-14-W, SBM
9. S, T AND W PER CALTRANS RIGHT-OF-WAY MAP F-1060, LA-7-14 SEARCHED, NOTHING FOUND OR SET
10. NOTHING FOUND, 2" IP, WITH CONCRETE PLUG, TACK AND TAG "PLS 7553" PLUG TO BE SET
11. 2"IP PER 143 RS 34 SEARCHED, NOTHING FOUND, 2" IP, WITH CONCRETE PLUG, TACK AND TAG "PLS 7553" TO BE SET
12. FOUND 2" IP AND TAG "LS 3450" PER 143 RS 34. 0.16" W"LY, 0.09" N"LY FROM TRUE CORNER
13. FOUND 2" IP AND TAG "LS 3450" PER 143 RS 34, 0.14" W"LY, 0.42" S"LY FROM TRUE CORNER
14. FOUND 2" IP AND TAG "LS 3450" PER 143 RS 34, 0.50" W"LY, 0.09" S"LY FROM TRUE CORNER
15. FOUND 2" IP AND TAG "LS 3450" PER 143 RS 34, 0.31" W"LY, 0.29" S"LY FROM TRUE CORNER
16. CENTER OF SECTION 8, T-4-N, R-14-W, PER CSB-1983, SEARCHED NOT FOUND ESTABLISHED BY INTERSECTION
17. 2" IRON PIPE 18" LONG WITH CONCRETE PLUG, TACK AND TAG "PLS 7553" FLUSH WITH GROUND TO BE SET

BOOK 1398 PAGE 93

1398/93

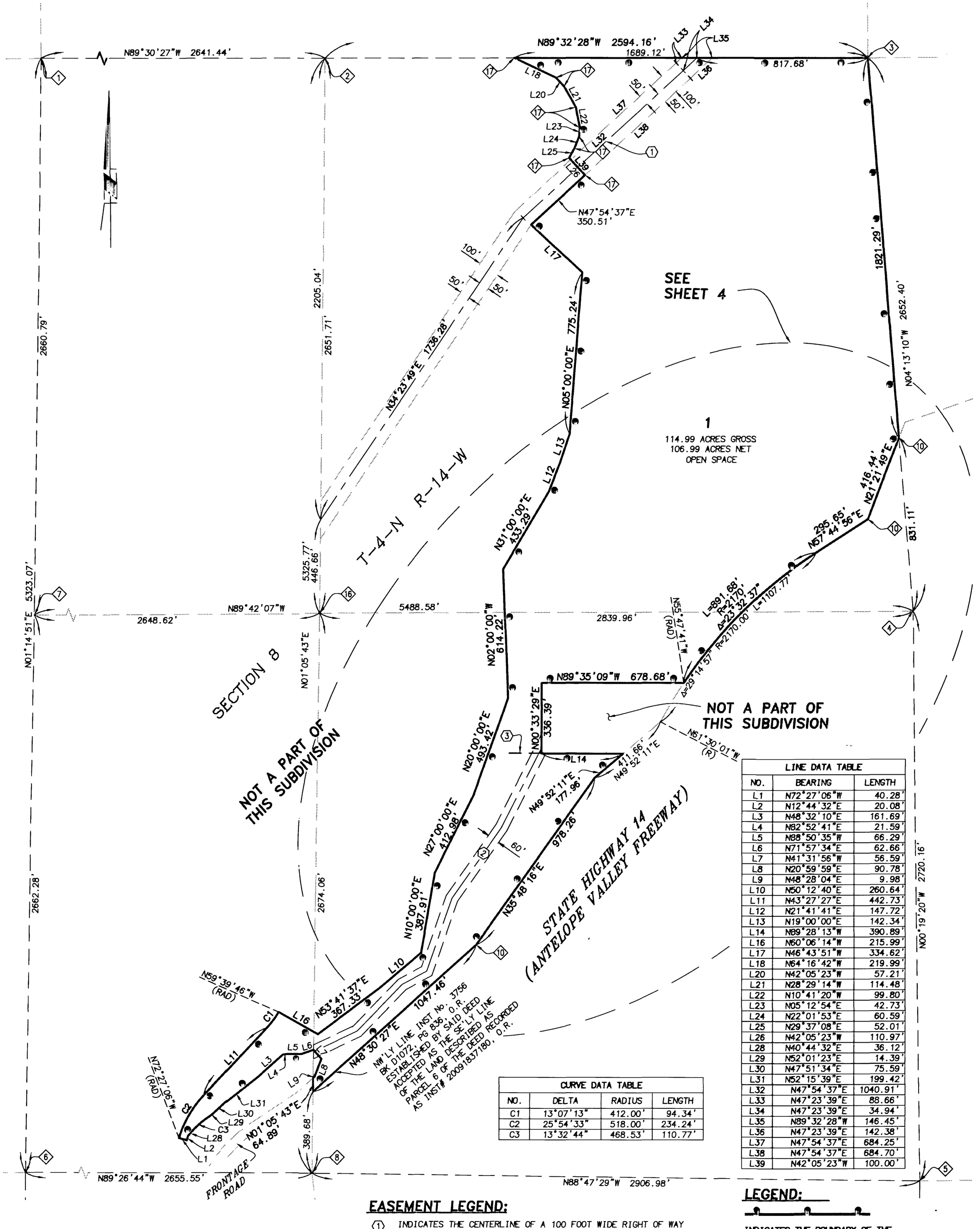
7-12-17

SCALE: 1" = 300'

SHEET 3 OF 7

TRACT NO. 48086-01

IN THE UNINCORPORATED TERRITORY,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N72°27'06"W	40.28'
L2	N12°44'32"E	20.08'
L3	N48°32'10"E	161.69'
L4	N82°52'41"E	21.59'
L5	N88°50'35"W	66.29'
L6	N71°57'34"E	62.66'
L7	N41°31'56"W	56.59'
L8	N20°59'59"E	90.78'
L9	N48°28'04"E	9.98'
L10	N50°12'40"E	260.64'
L11	N43°27'27"E	442.73'
L12	N21°41'41"E	147.72'
L13	N19°00'00"E	142.34'
L14	N89°28'13"W	390.89'
L16	N60°06'14"W	215.99'
L17	N46°43'51"W	334.62'
L18	N64°16'42"W	219.99'
L20	N42°05'23"W	57.21'
L21	N28°29'14"W	114.48'
L22	N10°41'20"W	99.80'
L23	N05°12'54"E	42.73'
L24	N22°01'53"E	60.59'
L25	N29°37'08"E	52.01'
L26	N42°05'23"W	110.97'
L28	N40°44'32"E	36.12'
L29	N52°01'23"E	14.39'
L30	N47°51'34"E	75.59'
L31	N52°15'39"E	199.42'
L32	N47°54'37"E	1040.91'
L33	N47°23'39"E	88.66'
L34	N47°23'39"E	34.94'
L35	N89°32'28"W	146.45'
L36	N47°23'39"E	142.38'
L37	N47°54'37"E	684.25'
L38	N47°54'37"E	684.70'
L39	N42°05'23"W	100.00'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	13°07'13"	412.00'	94.34'
C2	25°54'33"	518.00'	234.24'
C3	13°32'44"	468.53'	110.77'

EASEMENT LEGEND:

(1) INDICATES THE CENTERLINE OF A 100 FOOT WIDE RIGHT OF WAY EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY GRANTED FOR GAS LINES BY DEED RECORDED DECEMBER 14, 1956 AS INSTRUMENT NO. 3258 IN BOOK 53131, PAGE 81, BOTH OF OFFICIAL RECORDS.

(2) INDICATES A 60 FOOT WIDE EASEMENT GRANTED TO HARVEY C. MOORE AND MARY E. MOORE FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES BY DEED RECORDED MAY 17, 1966 AS INSTRUMENT NO. 971 IN BOOK D-3306 PAGE 636 OF OFFICIAL RECORDS. SEE SHEET 5 AND SHEET 6 FOR DETAIL.

(3) INDICATES A 3 FOOT WIDE EASEMENT GRANTED TO HARVEY C. MOORE AND MARY E. MOORE FOR WATERLINE PURPOSES BY DEED RECORDED MAY 17, 1966 AS INSTRUMENT NO. 971 IN BOOK D-3306 PAGE 636 OF OFFICIAL RECORDS. SEE SHEET 6 FOR DETAIL.

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

INDICATES MONUMENT AS DESCRIBED IN THE LEGEND ON SHEET 2.

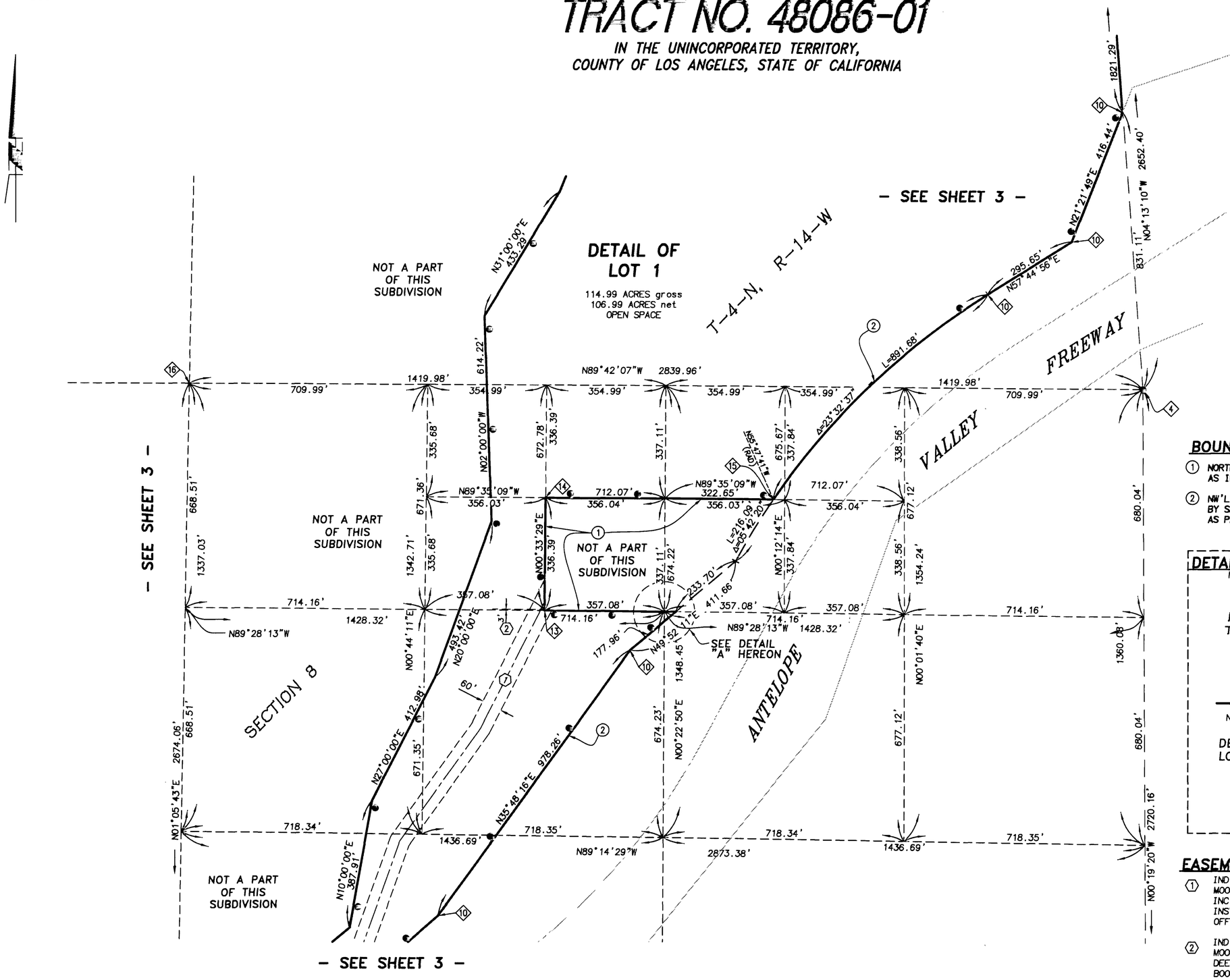
BC . . . . . BRASS CAP
ESTAB. . . . . ESTABLISHED
FD . . . . . FOUND
HOA . . . HOME OWNERS ASSOCIATION
IP. . . . . IRON PIPE
LACFCD. LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
M . . . . . MEASURED
S, T & W . . SPIKE, TIN & WASHER
SNF. . . . . SEARCHED NOT FOUND

1398/94

SCALE: 1" = 200'

TRACT NO. 48086-01

IN THE UNINCORPORATED TERRITORY,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT AS DESCRIBED IN THE LEGEND ON SHEET 2.

BC . . . . . BRASS CAP
ESTAB. . . . . ESTABLISHED
FD . . . . . FOUND
HOA. . . HOME OWNERS ASSOCIATION
IP. . . . . IRON PIPE
LACFCD. LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
M . . . . . MEASURED
S, T & W . . SPIKE, TIN & WASHER
SNF. . . . . SEARCHED NOT FOUND

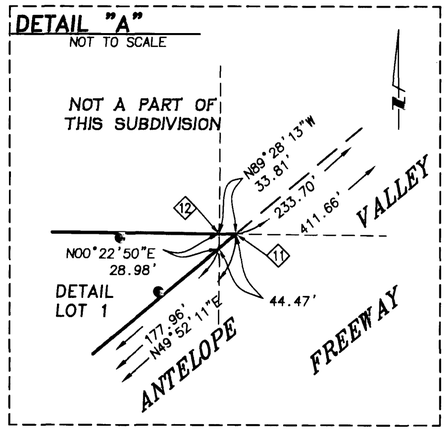
BOUNDARY NOTES

(1) NORTH, SOUTH AND WEST LINES OF DEED RECORDED 1/24/1969 AS INST#3657 ESTABLISHED BY SAID DEED.

(2) NW'LY LINE INST 3756, BK D1072, PG 836 O.R. ESTABLISHED BY SAID DEED, ACCEPTED AS SE'LY LINE OF THELAND DESCRIBED AS PARCEL 6 OF THE DEED RECORDED AS INST#20091837180, O.R.

DETAIL "A"

NOT TO SCALE



EASEMENT LEGEND:

(1) INDICATES A 60 FOOT WIDE EASEMENT GRANTED TO HARVEY C. MOORE AND MARY E. MOORE FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES BY DEED RECORDED MAY 17, 1966 AS INSTRUMENT NO. 971 IN BOOK D-3306 PAGE 636 OF OFFICIAL RECORDS. SEE SHEET 5 AND SHEET 6 FOR DETAIL.

(2) INDICATES A 3 FOOT WIDE EASEMENT GRANTED TO HARVEY C. MOORE AND MARY E. MOORE FOR WATERLINE PURPOSES BY DEED RECORDED MAY 17, 1966 AS INSTRUMENT NO. 971 IN BOOK D-3306 PAGE 636 OF OFFICIAL RECORDS. SEE SHEET 6 FOR DETAIL.

BOOK 838 PAGE 94

1398/95

L-12-1

SCALE: 1" = 50'

SHEET 5 OF 7

TRACT NO. 48086-01

IN THE UNINCORPORATED TERRITORY,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

EASEMENT LEGEND

(A) EASEMENT TO L.A.C.F.C.D. FOR ACCESS PURPOSES.

(T) CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES.

(1) CENTERLINE OF A 60 FOOT WIDE EASEMENT GRANTED TO HARVEY C. MOORE AND MARY E. MOORE FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES BY DEED RECORDED MAY 17, 1966 AS INSTRUMENT NO. 971 IN BOOK D-3306 PAGE 636 OF OFFICIAL RECORDS.

DETAIL "A"

NOT TO SCALE

DETAIL OF LOT 1

N65°13'01"E 210.49'
N71°57'34"E 62.66'
N01°05'43"E 25.02'
0.11'
N01°05'43"E 8.25'
N65°13'01"E 230.55' 224.72'
5.83'
N01°05'43"E 580.00'
N41°31'56"W 39.06'
31.33'
56.59'
30'
60'
30'
N65°13'01"E 221.20'

DETAIL OF LOT 1

114.99 ACRES gross
106.99 ACRES net
OPEN SPACE

NOT A PART OF THIS SUBDIVISION

NOT A PART OF THIS SUBDIVISION

NOT A PART OF THIS SUBDIVISION

SEE DETAIL "A" HEREON

N43°27'27"E 442.73'
Δ=25°54'33" R=518.00' L=234.24'
N48°32'10"E 161.69'
N52°15'39"E 199.42'
N47°51'34"E 75.59'
N52°01'23"E 14.39'
Δ=13°32'44" R=468.53' L=110.77'
N40°44'32"E 36.12'
N12°44'32"E 20.08'
N72°27'06"W (RAD)
33.27'
N59°39'46"W (RAD)
L=94.34' R=412.00' Δ=13°07'13"
Δ=05°57'21" L=42.83'
S55°07'00"E (RAD)
167.48'
Δ=02°37'06" L=18.83'
181.37'
N60°06'14"W 215.99'
61.58'
N53°41'37"E 367.33'
N16°38'00"W 15.21'
N82°52'41"E 21.59'
N16°38'00"W
N88°50'35"W 66.29'
N71°57'34"E 62.66'
N41°31'56"W 56.59'
N65°13'01"E 210.49'
N65°13'01"E 230.55' 224.72'
60'
N65°13'01"E 221.20'
N20°59'59"E 90.78'
N48°28'04"E 94.99'
N48°28'04"E 9.98'
N48°28'04"E 69.60'
64.89'
N48°30'27"E 1047.46'
NW'LY LINE INST No. 3756 BK D1072, PG 836, O.R. ESTABLISHED PER SAID DEED ACCEPTED AS THE SE'LY LINE OF THE LAND DESCRIBED AS PARCEL 6 OF THE DEED RECORDED AS INST# 20091837180, O.R.

L21 L22 L20 L19 L18 L17 L16 L15 L14 L13 L12 L11 L10 L9 L8 L7 L6 L5 L4 L3 L2 L1 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33 L34 L35 L36 L37 L38 L39 L40 L41 L42 L43 L44 L45 L46 L47

NW'LY LINE PARCEL 2 INST No 1673, BK D893 PG 951, REC 6/29/1960 ESTABLISHED PER SAID DEED

N56°56'53"E 272.19'

FRONTAGE ROAD

N56°56'53"E 274.41'

30' 48' 18'

Δ=20°15'59" R=630.00' L=222.84'

Δ=20°16'00" R=600.00' L=212.23'

ESTAB PARALLEL WITH NW'LY LINE PARCEL 2, INST No. 1673, BK D893 PG 951, REC 6/29/1960 PER CALTRANS RIGHT OF WAY MAP F-1060, LA-7-14

STATE HIGHWAY 14
(ANTELOPE VALLEY FREEWAY)

Δ=01°35'13" R=570.00' L=15.79'
N36°40'54"E 92.04'
N36°40'54"E 86.77'

30' 48' 18'

NW'LY LINE PARCEL 2 INST No 1673, BK D893 PG 951, REC 6/29/1960 ESTABLISHED PER SAID DEED

SOUTH LINE SECTION 8 T-4-N, R-14-W

N89°26'44"W 516.81'

IDENTICAL

CENTER LINE SECTION 8 T-4-N, R-14-W

389.68' 454.57' N01°05'43"E 580.00'

- SEE SHEET 6 -

- SEE SHEET 3 -

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N18°43'21"E	8.60'
L2	N19°12'43"E	9.94'
L3	N43°07'00"E	12.60'
L4	N22°18'43"E	9.93'
L5	N23°37'56"E	9.87'
L6	N24°54'05"E	9.85'
L7	N26°14'53"E	9.75'
L8	N28°23'39"E	9.89'
L9	N27°53'59"E	9.85'
L10	N30°46'08"E	9.79'
L11	N30°29'14"E	9.86'
L12	N32°45'31"E	9.77'
L13	N33°04'48"E	9.84'
L14	N34°44'50"E	9.76'
L15	N35°40'48"E	9.82'
L16	N36°42'55"E	9.76'
L17	N38°14'09"E	9.82'
L18	N38°36'42"E	9.72'
L19	N41°12'16"E	8.06'
L20	N47°29'25"E	23.43'
L21	N46°52'26"E	180.51'
L22	N43°54'35"E	210.38'
L23	N42°22'01"E	11.31'
L24	N42°27'02"E	11.47'

LINE DATA TABLE CONTINUED		
NO.	BEARING	LENGTH
L25	N42°25'09"E	11.35'
L26	N46°23'26"E	10.65'
L27	N51°29'17"E	10.25'
L28	N56°25'37"E	10.02'
L29	N61°13'45"E	9.82'
L30	N65°54'46"E	9.65'
L31	N70°29'36"E	9.51'
L32	N74°59'07"E	9.40'
L33	N79°24'06"E	9.30'
L34	N83°45'22"E	9.23'
L35	N88°03'51"E	9.19'
L36	N87°39'09"W	9.18'
L37	N83°21'01"W	9.25'
L38	N79°14'56"W	10.79'
L39	N88°25'28"W	12.65'
L40	N75°24'48"E	10.59'
L41	N82°42'35"E	4.54'
L42	N75°27'26"E	5.94'
L43	N68°26'05"E	5.94'
L44	N61°29'06"E	5.98'
L45	N54°34'44"E	6.04'
L46	N47°41'15"E	8.39'
L47	N25°12'37"E	230.34'

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT AS DESCRIBED IN THE LEGEND ON SHEET 2.

BC . . . . . BRASS CAP
ESTAB. . . . . ESTABLISHED
FD . . . . . FOUND
HOA. . . HOME OWNERS ASSOCIATION
IP . . . . . IRON PIPE
LACFCD. LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
M . . . . . MEASURED
S, T & W . . SPIKE, TIN & WASHER
SNF. . . . . SEARCHED NOT FOUND

BOOK 138 PAGE 45

1398/96

7-12-17

SCALE: 1" = 100'

TRACT NO. 48086-01

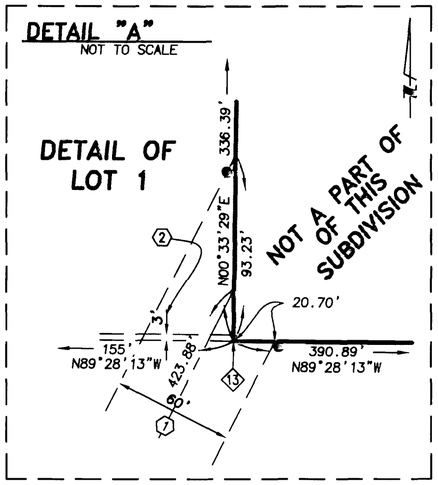
IN THE UNINCORPORATED TERRITORY,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

– SEE SHEET 7 –

– SEE SHEET 5 –

BOOK 1398 PAGE 96

DETAIL "A"
NOT TO SCALE



LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

◇# INDICATES MONUMENT AS DESCRIBED IN THE LEGEND ON SHEET 2.

BC . . . . . BRASS CAP
ESTAB. . . . . ESTABLISHED
FD . . . . . FOUND
HOA . . . HOME OWNERS ASSOCIATION
IP . . . . . IRON PIPE
LACFCD. LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
M . . . . . MEASURED
S, T & W . . SPIKE, TIN & WASHER
SNF. . . . . SEARCHED NOT FOUND

EASEMENT LEGEND

(T) CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES.

(1) CENTERLINE OF A 60 FOOT WIDE EASEMENT GRANTED TO HARVEY C. MOORE AND MARY E. MOORE FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES BY DEED RECORDED MAY 17, 1966 AS INSTRUMENT NO. 971 IN BOOK D-3306 PAGE 636 OF OFFICIAL RECORDS.

(2) 3 FOOT WIDE EASEMENT GRANTED TO HARVEY C. MOORE AND MARY E. MOORE FOR WATERLINE PURPOSES BY DEED RECORDED MAY 17, 1966 AS INSTRUMENT NO. 971 IN BOOK D-3306 PAGE 636 OF OFFICIAL RECORDS.

NOT A PART OF THIS SUBDIVISION

DETAIL OF LOT 1
114.99 ACRES gross
106.99 ACRES net
OPEN SPACE

NW'LY LINE INST No. 3756 BK D1072, PG 836, O.R. ESTABLISHED PER SAID DEED ACCEPTED AS THE SE'LY LINE OF THE LAND DESCRIBED AS PARCEL 6 OF THE DEED RECORDED AS INST# 20091837180, O.R.

NORTH, SOUTH AND WEST LINES OF INST No. 3657 RECORDED 1/24/1969 ESTABLISHED PER SAID DEED

SEE DETAIL "A" HEREON

NOT A PART OF THIS SUBDIVISION

STATE HIGHWAY 14
(ANTELOPE VALLEY FREEWAY)

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	28°32'54"	104.00'	51.82'
C2	46°27'01"	116.00'	94.04'
C3	58°11'30"	47.00'	47.73'
C4	47°07'36"	22.00'	18.10'
C5	30°49'43"	100.00'	53.81'
C6	20°17'26"	160.00'	56.66'
C7	44°05'50"	75.00'	57.72'
C8	42°14'02"	169.00'	124.57'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L47	N61°13'45"E	9.82'
L48	N35°36'48"E	15.52'
L49	N33°08'22"E	7.79'
L50	N61°41'16"E	14.22'
L51	N58°17'54"E	14.25'
L52	N46°33'25"E	49.32'
L53	N65°54'13"E	10.68'
L54	N69°41'31"E	33.45'
L55	N61°44'35"E	9.10'
L56	N53°03'59"E	8.86'
L57	N45°24'23"E	8.57'
L58	N44°00'53"E	81.57'
L59	N34°14'46"E	4.54'
L60	N24°19'57"E	6.21'
L61	N15°16'44"E	20.17'
L62	N08°29'43"E	23.62'
L63	N01°42'42"E	11.90'
L64	N30°05'01"E	20.69'
L65	N29°49'36"E	19.81'
L66	N35°25'35"E	10.40'
L67	N43°32'50"E	9.31'
L68	N27°13'39"E	41.77'
L69	N16°13'37"E	10.81'
L70	N33°13'50"E	21.73'
L71	N23°01'21"E	25.13'
L72	N16°27'51"E	22.89'
L73	N16°29'03"E	20.10'
L74	N16°29'39"E	28.62'
L75	N32°47'32"E	5.15'
L76	N29°05'11"E	24.20'
L77	N26°17'08"E	32.08'
L78	N28°58'26"E	37.00'
L79	N34°54'45"E	17.65'
L80	N28°12'43"E	17.59'
L81	N26°49'40"E	11.24'
L82	N26°39'31"E	19.15'
L83	N26°18'04"E	7.55'
L84	N19°07'27"E	35.89'
L85	N17°43'00"E	23.91'
L86	N24°36'17"E	14.88'

LINE DATA TABLE CONTINUED		
NO.	BEARING	LENGTH
L87	N21°02'54"E	15.37'
L88	N19°06'38"E	17.25'
L89	N16°41'11"E	19.61'
L90	N18°11'25"E	23.16'
L91	N12°42'39"E	20.32'
L92	N12°14'35"E	16.25'
L93	N20°20'52"E	15.59'
L94	N26°57'51"E	17.74'
L95	N18°41'18"E	16.18'
L96	N42°29'42"E	5.67'
L97	N18°32'25"E	9.63'
L98	N26°58'06"E	8.70'
L99	N47°36'51"E	11.60'
L100	N48°59'15"E	3.18'
L101	N32°35'20"E	2.09'
L102	N47°08'17"E	11.99'
L103	N49°21'32"E	5.49'
L104	N61°20'43"E	16.69'
L105	N50°12'04"E	7.77'
L106	N43°35'45"E	8.40'
L107	N47°39'22"E	9.51'
L108	N44°17'21"E	6.97'
L109	N39°32'28"E	6.54'
L110	N28°30'25"E	9.50'
L111	N28°59'36"E	16.95'
L112	N35°49'03"E	21.41'
L113	N29°49'55"E	21.41'
L114	N26°50'21"E	4.33'
L115	N23°06'55"W	14.29'
L116	N21°51'02"W	12.06'
L117	N01°49'36"W	15.87'
L118	N05°49'46"E	28.75'
L119	N12°23'10"E	32.01'
L120	N16°27'09"E	58.51'
L121	N15°34'24"E	4.19'
L122	N14°15'12"E	13.97'
L123	N20°18'13"E	6.55'
L124	N10°27'06"E	11.40'
L125	N30°19'39"E	17.68'
L126	N41°52'24"E	15.99'

1398/97

7-12-17

SCALE: 1" = 100'

TRACT NO. 48086-01

IN THE UNINCORPORATED TERRITORY,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(17) INDICATES MONUMENT AS DESCRIBED IN THE LEGEND ON SHEET 2.

BC . . . . . BRASS CAP
ESTAB. . . . . ESTABLISHED
FD . . . . . FOUND
HOA. . . HOME OWNERS ASSOCIATION
IP. . . . . IRON PIPE
LACFCD. LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
M . . . . . MEASURED
S, T & W . . SPIKE, TIN & WASHER
SNF. . . . . SEARCHED NOT FOUND

EASEMENT LEGEND

(T) CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES.

- SEE SHEET 3 -

- SEE SHEET 3 -

- SEE SHEET 6 -

NOT A PART OF THIS SUBDIVISION

NOT A PART OF THIS SUBDIVISION

DETAIL OF LOT 1

114.99 ACRES gross
106.99 ACRES net
OPEN SPACE

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C9	42°01'17"	33.00'	24.20'
C10	53°08'49"	89.00'	82.56'
C11	14°24'27"	266.00'	66.89'
C12	25°03'26"	56.00'	24.49'
C13	35°15'45"	108.00'	66.47'
C14	27°11'23"	70.00'	33.22'
C15	64°54'21"	35.00'	39.65'
C16	41°49'14"	93.00'	67.88'
C17	27°11'20"	82.00'	38.91'
C18	50°02'40"	34.00'	29.70'
C19	27°08'02"	107.00'	50.67'
C20	44°20'05"	65.00'	50.30'
C21	35°25'59"	83.01'	51.33'
C22	41°20'16"	36.00'	25.97'
C23	16°16'36"	305.00'	86.64'
C24	15°20'33"	75.00'	20.08'
C25	42°56'21"	8.00'	6.00'
C26	50°20'12"	8.00'	7.03'
C27	32°04'55"	16.00'	8.96'
C28	58°17'24"	16.00'	16.28'
C29	33°29'56"	100.00'	58.47'
C30	54°31'01"	8.00'	7.61'
C31	82°40'45"	5.00'	7.22'
C32	151°37'41"	2.00'	5.29'
C33	71°01'30"	13.00'	16.12'
C34	41°10'45"	13.00'	9.34'
C35	57°04'49"	13.00'	12.95'
C36	14°30'25"	58.21'	14.74'
C37	153°05'14"	2.00'	5.34'
C38	163°54'42"	2.00'	5.72'
C39	163°04'50"	2.00'	5.69'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L125	N30°19'39"E	17.68'
L126	N41°52'24"E	15.99'
L127	N11°53'40"E	16.73'
L128	N01°30'59"E	17.71'
L129	N02°46'00"W	16.43'
L130	N03°02'44"W	16.35'
L131	N20°14'21"W	16.84'
L132	N17°02'32"W	16.37'
L133	N26°04'34"W	11.68'
L134	N49°42'05"W	4.02'
L135	N39°48'46"W	17.71'
L136	N14°10'22"W	18.56'
L137	N02°11'03"E	19.82'
L138	N27°07'19"E	17.24'
L139	N25°41'42"E	17.54'
L140	N34°25'27"E	17.01'
L141	N53°51'04"E	9.46'
L142	N66°28'40"E	8.76'
L143	N49°52'05"E	17.59'
L144	N47°36'42"E	17.59'
L145	N36°57'43"E	40.55'
L146	N32°54'19"E	20.34'
L147	N27°18'05"E	8.11'
L148	N29°45'18"E	91.96'
L149	N23°19'30"E	23.79'
L150	N10°27'55"E	23.79'
L151	N18°23'44"E	30.15'
L152	N25°31'32"E	29.97'
L153	N16°17'42"W	13.06'
L154	N26°26'00"W	23.96'
L155	N01°40'41"E	31.22'

LINE DATA TABLE CONTINUED		
NO.	BEARING	LENGTH
L156	N14°45'28"W	23.24'
L157	N20°21'10"W	15.17'
L158	N43°04'30"W	19.85'
L159	N16°22'55"W	9.58'
L160	N22°22'00"W	17.02'
L161	N15°07'30"W	18.19'
L162	N03°20'23"W	11.47'
L163	N26°33'42"E	12.56'
L164	N02°17'24"E	12.04'
L165	N29°28'44"E	13.97'
L166	N52°23'22"E	20.03'
L167	N36°11'35"E	42.76'
L168	N08°08'30"W	14.39'
L169	N43°34'29"W	14.59'
L170	N01°18'10"W	26.14'
L171	N11°11'51"E	37.02'
L172	N23°02'03"E	24.03'
L173	N14°59'01"E	12.22'
L174	N17°54'55"E	8.85'
L175	N23°42'28"E	16.05'
L176	N66°38'49"E	22.66'
L177	N57°34'23"E	10.93'
L178	N07°14'11"E	21.90'
L179	N24°50'44"W	8.96'
L180	N33°26'40"E	20.47'
L181	N38°48'05"E	18.35'
L182	N44°35'08"E	32.69'
L183	N53°52'40"E	12.13'
L184	N56°19'13"E	3.12'
L185	N22°49'17"E	35.99'
L186	N16°29'04"E	41.91'

LINE DATA TABLE CONTINUED		
NO.	BEARING	LENGTH
L187	N08°19'44"E	15.85'
L188	N46°11'17"W	11.71'
L189	N57°00'10"W	22.56'
L190	N66°14'24"W	14.92'
L191	N16°26'21"E	13.10'
L192	N19°10'46"E	10.28'
L193	N02°27'14"W	15.29'
L194	N32°34'20"W	31.76'
L195	N04°12'01"W	32.68'
L196	N54°46'42"E	32.98'
L197	N32°08'52"W	32.05'
L198	N14°58'24"E	15.92'
L199	N02°34'03"E	22.45'
L200	N50°07'58"W	47.89'
L201	N06°37'07"E	21.41'
L202	N07°51'19"W	19.46'
L203	N15°26'23"E	26.03'
L204	N21°24'59"W	29.34'
L205	N39°10'56"W	24.35'
L206	N49°21'31"W	17.50'
L207	N61°06'59"W	18.72'
L208	N45°01'41"W	25.48'
L209	N22°43'37"W	23.78'
L210	N34°56'22"E	42.11'
L211	N00°51'59"E	34.44'
L212	N16°03'11"W	33.35'
L213	N09°56'33"W	21.30'
L214	N33°12'13"W	21.30'
L215	N49°02'57"W	19.33'
L216	N41°54'10"W	26.50'
L217	N33°34'24"W	55.65'

LINE DATA TABLE CONTINUED		
NO.	BEARING	LENGTH
L218	N16°41'56"W	14.46'
L219	N36°40'17"W	11.18'
L220	N00°26'33"E	5.04'
L221	N57°31'45"E	21.57'
L222	N75°28'03"E	44.44'
L223	N87°45'25"W	16.11'
L224	N81°04'56"W	18.42'
L225	N79°07'13"E	11.99'
L226	N06°19'13"W	7.77'
L227	N74°24'04"W	53.32'
L228	N86°50'28"E	21.12'
L229	N83°14'13"E	20.33'
L230	N89°42'52"E	19.53'
L231	N83°07'15"E	21.43'
L232	N42°46'46"W	4.54'
L233	N51°24'18"E	36.97'
L234	N15°55'27"W	42.69'
L235	N05°39'35"W	19.22'
L236	N25°27'25"W	20.40'
L237	N49°57'59"W	5.35'
L238	N85°14'01"E	24.29'
L239	N52°24'59"W	9.55'
L240	N00°48'20"W	28.54'
L241	N68°46'49"E	4.56'
L242	N03°28'50"E	10.79'
L243	N12°35'44"E	47.36'
L244	N07°05'43"W	23.56'
L245	N39°55'18"E	14.62'
L246	N21°30'01"E	11.91'
L247	N18°03'21"W	44.64'
L248	N83°52'03"W	9.66'

BOOK 1398 PAGE 91

2

RECORDING REQUESTED BY

Matthew J. Vernon, PLS

WHEN RECORDED RETURN TO:

County of Los Angeles
Department of Public Works
Attn: Survey Public County / 4th Floor
P.O. Box 1460
Alhambra CA 91802-1460

08/07/2018
20180792574

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CERTIFICATE OF CORRECTION

I, Matthew J. Vernon, do hereby state that the following corrections or amendments to the Map of Tract No. 48086-01, as filed in Book 1398, Pages 91 through 97 inclusive of Maps in the office of Registrar-Recorder/County Clerk of the County of Los Angeles are made by me in accordance with Sections 66469 and 66470 of the Subdivision Map Act;

SHEET 5;

Easement A is granted to the Los Angeles Flood Control District for flood control purposes in lieu of "access purposes" as shown on Sheet 5 of said Map

Certificate of County Surveyor

This is to certify that the above Certificate of Correction has been examined and that the amendments and/or corrections are in compliance with Sections 66469 and 66470 of the Subdivision Map Act.

Date: 8/6, 2018

ORIGINAL SIGNED
Deputy County Surveyor
Fabrizio G. Pacheco
(Printed Name)
PLS No. 7274
Exp. Date: 12/31, 2018

LICENSED LAND SURVEYOR
FABRIZIO G. PACHANO
Exp. 12/31/18
No. L007274
STATE OF CALIFORNIA

PROFESSIONAL LAND SURVEYOR
MATTHEW J. VERNON
No. PLS 7553
STATE OF CALIFORNIA

Date: July 18, 2018

(Signature of Surveyor)

Matthew J. Vernon, PLS
(Printed Name of Surveyor)

PLS No. 7553

Exp. Date: December 31, 2019

Listed below are the fee owners of property reflected on the original recorded map:

SPRING CANYON RECOVERY ACQUSITION, LLC
A DELAWARE LIMITED LIABILTY COMPANY

1414/20

BOOK 1414 PAGE 20

266 LOTS
322.37 ACRES

08/07/2019
20190785272

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF SECTION 8 AND SECTION 17, TOWNSHIP 4 NORTH, RANGE 14 WEST, SAN BERNADINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE

SHEET 1 OF 32 SHEETS

FILED
AT REQUEST OF OWNER
AUG 01 2019 AM PST
IN BOOK 1414
AT PAGE 20-51
OF MAPS
LOS ANGELES COUNTY, CA.
Registrar-Recorder/County Clerk
by _____ Deputy
FEE $ 10
D.A. FEE Code 20 $ 5

OWNERS STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

WE HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

WE FURTHER STATE THAT, EXCEPT AS SHOWN ON A COPY OF THIS MAP ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS, WE KNOW OF NO EASEMENT OR STRUCTURE EXISTING WITHIN THE EASEMENTS HEREIN OFFERED FOR DEDICATION TO THE PUBLIC, OTHER THAN PUBLICLY OWNED WATER LINES, SEWERS, OR STORM DRAINS, THAT WE WILL GRANT NO RIGHT OR INTEREST WITHIN THE BOUNDARIES OF SAID EASEMENTS OFFERED TO THE PUBLIC, EXCEPT WHERE SUCH RIGHT OR INTEREST IS EXPRESSLY MADE SUBJECT TO THE SAID EASEMENTS.

AS A DEDICATION TO PUBLIC USE, WHILE ALL OF YELLOWSTONE LANE WITHIN OR ADJACENT TO THIS SUBDIVISION REMAINS A PUBLIC STREET, WE HEREBY ABANDON ALL RIGHTS OF DIRECT VEHICULAR ACCESS AND EGRESS FROM ABUTTING LOTS 1 THROUGH 11 TO SAID STREET. IF ANY PORTION OF SAID STREET WITHIN OR ADJACENT TO THIS SUBDIVISION IS VACATED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE OPEN SPACE LOTS 256 AND 266;

AND WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES FOR PUBLIC FACILITIES LOTS 250 (FIRE STATION) AND 251 (SHERIFF STATION);

AND WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE RIGHT TO PROHIBIT THE CONSTRUCTION OF MORE THAN ONE RESIDENTIAL BUILDING WITHIN LOTS 1 THROUGH 249, INCLUSIVE.

AND WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE RIGHT TO PROHIBIT THE CONSTRUCTION OF RESIDENTIAL BUILDINGS WITHIN LOTS 252, 253 AND 257 DESIGNATED AS PRIVATE PARKS, AND LOTS ~~255~~ AND 259, 260 AND 261 DESIGNATED AS PRIVATE DEBRIS BASINS.

AND WE HEREBY GRANT LOTS 254 AND 258 INCLUSIVE, AND 262 THROUGH 265, INCLUSIVE IN FEE SIMPLE TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

AND WE DO HEREBY DEDICATE TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT THE EASEMENTS FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES, INGRESS AND EGRESS, ACCESS AND MAINTENANCE PURPOSES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENTAL THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

WE HEREBY GRANT TO THE COUNTY OF LOS ANGELES AN EASEMENT PERTAINING TO ALL AIRSPACE ABOVE A PLANE THREE (3) FEET ABOVE THE "TOP OF CURB" GRADE LINE AS ESTABLISHED BY THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS FOR THE PURPOSE OF MAINTAINING UNOBSTRUCTED VISIBILITY AS SHOWN ON SAID MAP.

AND WE DO HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE EASEMENT FOR MULTIUSE (EQUESTRIAN, BICYCLE, AND HIKING) PURPOSES FOR THE SPRING CANYON TRAIL.

AND WE DO HEREBY DEDICATE TO THE COUNTY LOS ANGELES THE EASEMENTS FOR WILDLIFE COORIDOR ACCESS AND MAINTENANCE PURPOSES.

SPRING CANYON RECOVERY ACQUISITION, LLC
A DELAWARE LIMITED LIABILITY COMPANY

NAME: Jon Shomaker
TITLE: Authorized Signatory

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF New York)
COUNTY OF New York) SS
ON Feb 1, 2018
BEFORE ME ~~Jon Shomaker~~ Marsha Rojas
(PRINT NAME AND TITLE)

PERSONALLY APPEARED Jon Shomaker (NAME OF SUBSCRIBING WITNESS) WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF ~~CALIFORNIA~~ New York THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

MY PRINCIPAL BUSINESS IS IN New York COUNTY
MY COMMISSION EXPIRES 10/1/21
COMMISSION NUMBER 01RO6064861

WITNESS MY HAND
Marsha Rojas
PRINT NAME

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BY Fabrizio Pachano DEPUTY DATE 8/7/19

I HEREBY CERTIFY THAT THE SECURITY IN THE AMOUNT OF $ 168,600.00 HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. 48086-02 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BY Fabrizio Pachano DEPUTY DATE 8/7/19

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND COMPLETE FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN MAY, 2005 IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SPRING CANYON RECOVERY ACQUISITION, LLC, IN MAY 2005, I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT TIE NOTES FOR ALL CENTERLINE MONUMENTS (OR FOR ALL CENTERLINE TIE MONUMENTS NOTED AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS OF SAID COUNTY WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR
MATTHEW J. VERNON
No. PLS 7553
STATE OF CALIFORNIA

MATTHEW J. VERNON
PLS 7553
2/6/2018
DATE

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON WESTERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 8, T-4-N, R-14-W, S.B.M., SHOWN AS N 1°02'54"E ON THE RECORD OF SURVEY FILED IN BOOK 107 AT PAGE 58 OF RECORDS OF SURVEYS, AND SHOWN AS "N 1°14'51"E" ON THIS SUBDIVISION MAP.

L.A.C.F.C.D. ACCEPTANCE CERTIFICATE:

UNDER THE AUTHORITY CONFERRED BY RESOLUTION DULY AND REGULARLY ADOPTED BY THE BOARD OF SUPERVISORS OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT ON THE 6TH DAY OF MARCH, 1962 A CERTIFIED COPY OF WHICH WAS RECORDED IN BOOK D1543, PAGE 439, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, AND AMENDED BY SUPPLEMENTAL RESOLUTION ON THE 23RD DAY OF DECEMBER, 1969 THE UNDERSIGNED HEREBY ACCEPTS THE INTEREST IN REAL PROPERTY CONVEYED BY THE WITHIN DEDICATION OR GRANT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A GOVERNMENTAL AGENCY AND CONSENTS TO THE RECORDATION ON BEHALF OF SAID DISTRICT.

BY: Fabrizio Pachano DATE: 8/7/19

RPD PROJECT NOTE

THIS SUBDIVISION (TRACT) IS APPROVED AS A RESIDENTIAL PLANNED DEVELOPMENT PROJECT WHEREBY THE COMMON AREAS WILL BE HELD IN FEE BY AN ASSOCIATION MADE UP OF THE OWNERS OF THE INDIVIDUAL LOTS. MEMBERSHIP IN THE HOMEOWNER'S ASSOCIATION IS INSEPARABLE FROM OWNERSHIP IN THE INDIVIDUAL LOTS.

OPEN SPACE NOTE

LOTS 256 AND 266 IS APPROVED AS OPEN SPACE LOTS TO BE HELD IN COMMON BY THE OWNERS OF LOTS 1 THROUGH 249 INCLUSIVE OR BY ANY SUCCESSORS IN INTEREST OF ANY LOTS CREATED BY THE FURTHER DIVISION OF SAID LOTS.

COUNTY ENGINEER'S CERTIFICATE

I HERBY VERIFY THAT I HAVE EXAMINED THIS MAP, THAT IT COMPLIES WITH ALL PROVISIONS OF STATE LAW APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED BY THE CITY ENGINEER.

DATE: 8/7/19
BY Fabrizio Pachano COUNTY ENGINEER DEPUTY
L.S. NO. 7274 EXPIRES: 12-31-2020

LICENSED LAND SURVEYOR
FABRIZIO G. PACHANO
Exp. 12/31/2020
No. L007274
STATE OF CALIFORNIA

IN REFERENCE TO TRACT NO. 48086-02, IT IS ORDERED THAT THE MAP OF TRACT NO. 48086-02 IS HEREBY APPROVED.

THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY CONVEYED BY THE WITHIN DEDICATION OR GRANT TO THE COUNTY OF LOS ANGELES, A GOVERNMENTAL AGENCY IS HEREBY ACCEPTED AND THE GRANTEE CONSENTS TO THE RECORDATION THEREOF BY ITS AUTHORIZED OFFICER.

I HEREBY CERTIFY THAT THE FOREGOING ORDER WAS ADOPTED BY THE BOARD OF SUPERVISORS AT A MEETING HELD ON THE 6TH DAY, OF August, 2019

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: Fabrizio Pachano DEPUTY DATE: 8/7/19

MAP / Grant

14/4/21

BOOK 1414 PAGE 21

SCALE: 1" = 500'

SHEET 2 OF 32 SHEETS

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SIGNATURE OMISSIONS:

The signature of the United States of America, successor or assignee, easement holder(s) by deed(s) recorded April 5, 1940 in Book 17415 Page 138 and August 28, 1940 in Book 17785 Page 112, both of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.
Note: Said easement is indeterminate in nature.

The signature of the State of California, successor or assignee, easement holder(s) by deed(s) recorded August 28, 1940 in Book 17785 Page 112, of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.
Note: Said easement is indeterminate in nature.

The signature of the State of California, successor or assignee, the owners of oil and mineral rights by a deed recorded August 28, 1940 in Book 17785 Page 112, of Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

The signature of Southern California Gas Company, a corporation, and as successor to Southern Counties Gas Company, a corporation, easement holder(s) by deed(s) recorded July 27, 1956 as Instrument No. 2716 in Book 51862 Page 279 and December 14, 1956 as Instrument No. 3258 in Book 53131 Page 81, both of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.

The signature of the State of California, successor or assignee, the owners of oil and mineral rights by a deed recorded November 15, 1963 as Instrument No. 5234 in Book D-2257 Page 919, Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

The signature of Harvey C. Moore and Mary E. Moore, successor or assignee, the owners of oil and mineral rights by a deed recorded May 17, 1966 as Instrument No. 971 in Book D-3306 Page 636 of Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

The signature of Fairview Properties, Inc., a corporation, successor or assignee, the owners of oil and mineral rights by a deed recorded July 11, 1967 as Instrument No. 2700 in Book D 3699 Page 291, of Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

The signature of Pacific Bay Properties, successor or assignee, easement holder(s) by deed(s) recorded January 24, 2001 as Instrument No. 01-0130801 of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.

The signature of County of Los Angeles, easement holder(s) by deed(s) recorded April 13, 2017 as 20170410076, Official Records of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.
Note: Said easement is indeterminate in nature.

The signature of Santa Clarita Valley Water Agency, easement holder(s) by deed(s) recorded May 23, 2018 as Instrument No. 20180513285 and 20180513286, of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.

ABANDONMENT NOTE

I HEREBY CERTIFY THAT PURSUANT TO SECTION 66434 (G) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF;

THOSE PORTIONS OF THE EASEMENT ACQUIRED BY FINAL DECREE OF CONDEMNATION RECORDED SEPTEMBER 29, 1953 AS INSTRUMENT NO. 2350, IN BOOK 42804, PAGE 288 OF OFFICIAL RECORDS,

AND THOSE PORTIONS OF RIGHT-OF-WAY AND EASEMENTS ACQUIRED BY THE COUNTY OF LOS ANGELES AS SUCCESSOR IN INTEREST BY RELINQUISHMENT NO 286, RECORDED DECEMBER 3. 1964 AS INSTRUMENT NO. 3526, IN BOOK 2720, PAGE 442 OF OFFICIAL RECORDS FROM THE STATE OF CALIFORNIA RECORDED JUNE 29, 1960 AS INSTRUMENT NO. 1673 IN BOOK D-893, PAGE 951 OF OFFICIAL RECORDS, NOT SHOWN ON THIS MAP. D-

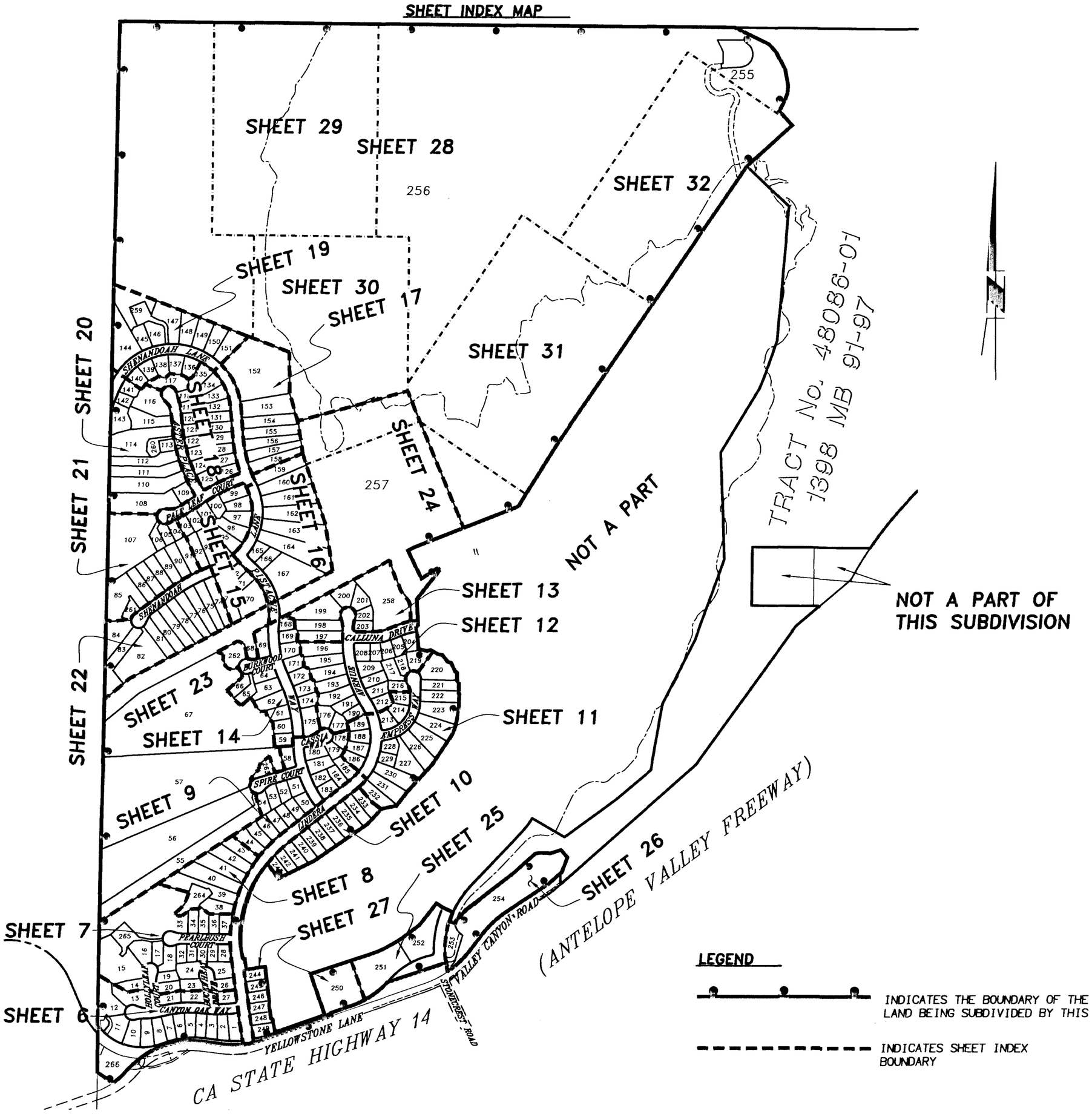
EXECUTIVE OFFICE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: Fabrizio Padano DEPUTY

DATE: 8/7/19

COUNTY OF LOS ANGELES CALIFORNIA

SHEET INDEX MAP



LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

INDICATES SHEET INDEX BOUNDARY

1414/22

BOOK 1414 PAGE 22

SCALE: 1" = 500'

SHEET 3 OF 32 SHEETS

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

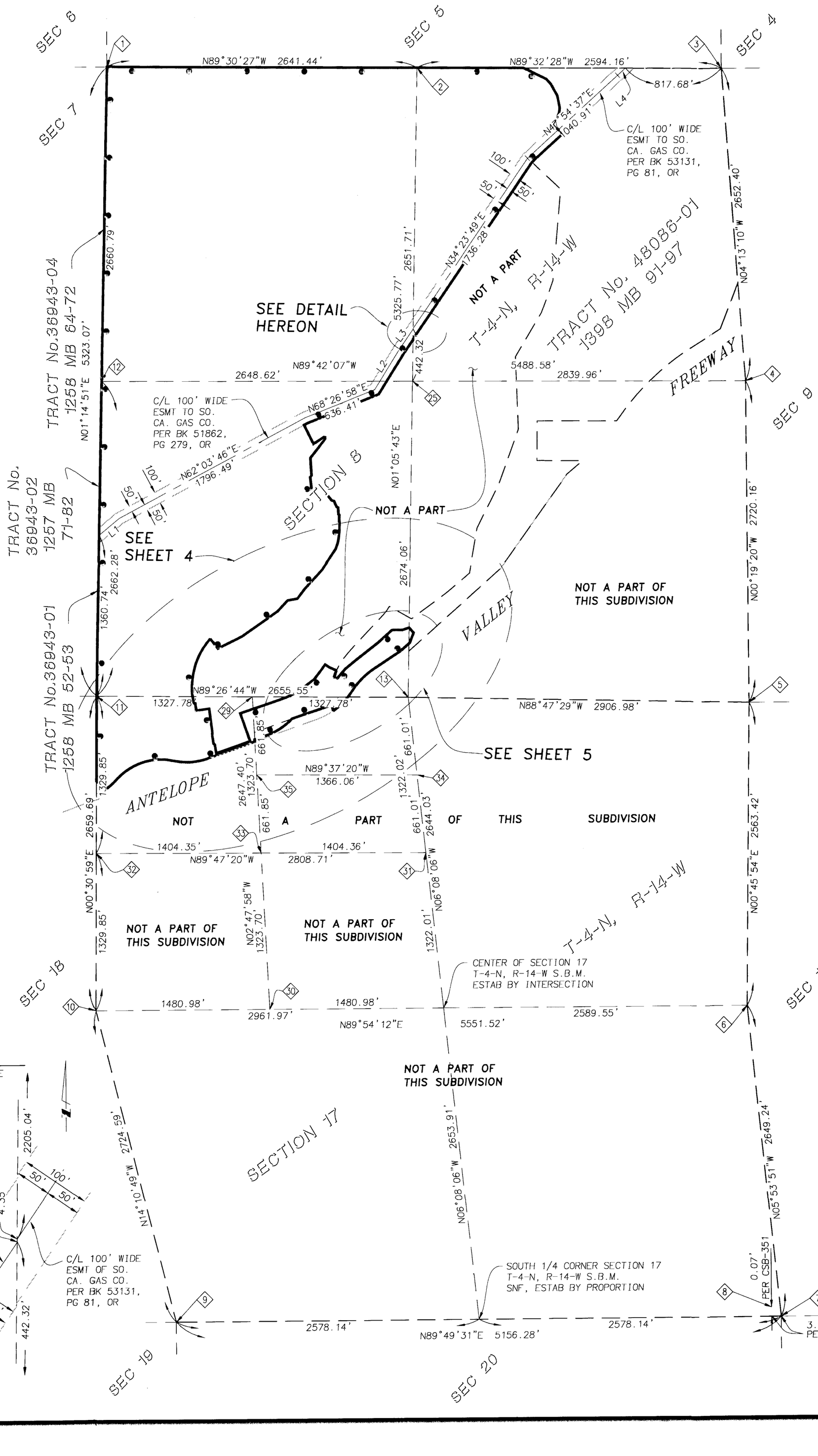
LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

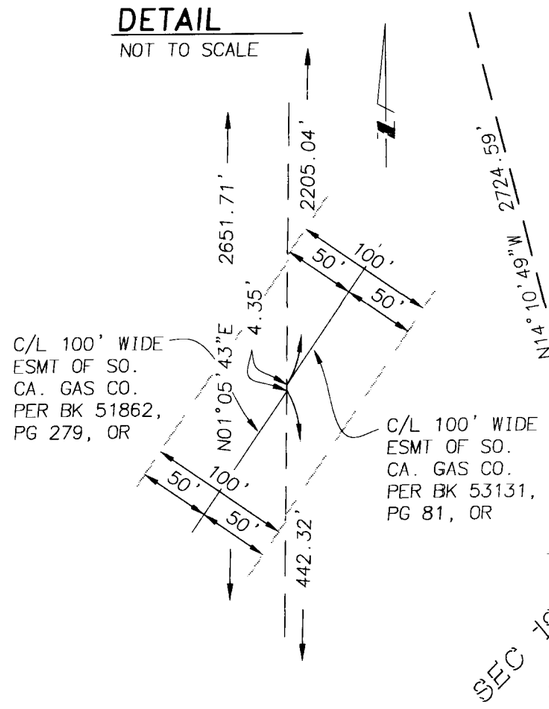
INDICATES MONUMENT AS DESCRIBED IN THE LEGEND ON SHEET 5.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N50°43'56"E	226.44'
L2	N32°09'23"E	397.67'
L3	N34°24'23"E	211.23'
L4	N47°23'39"E	88.66'





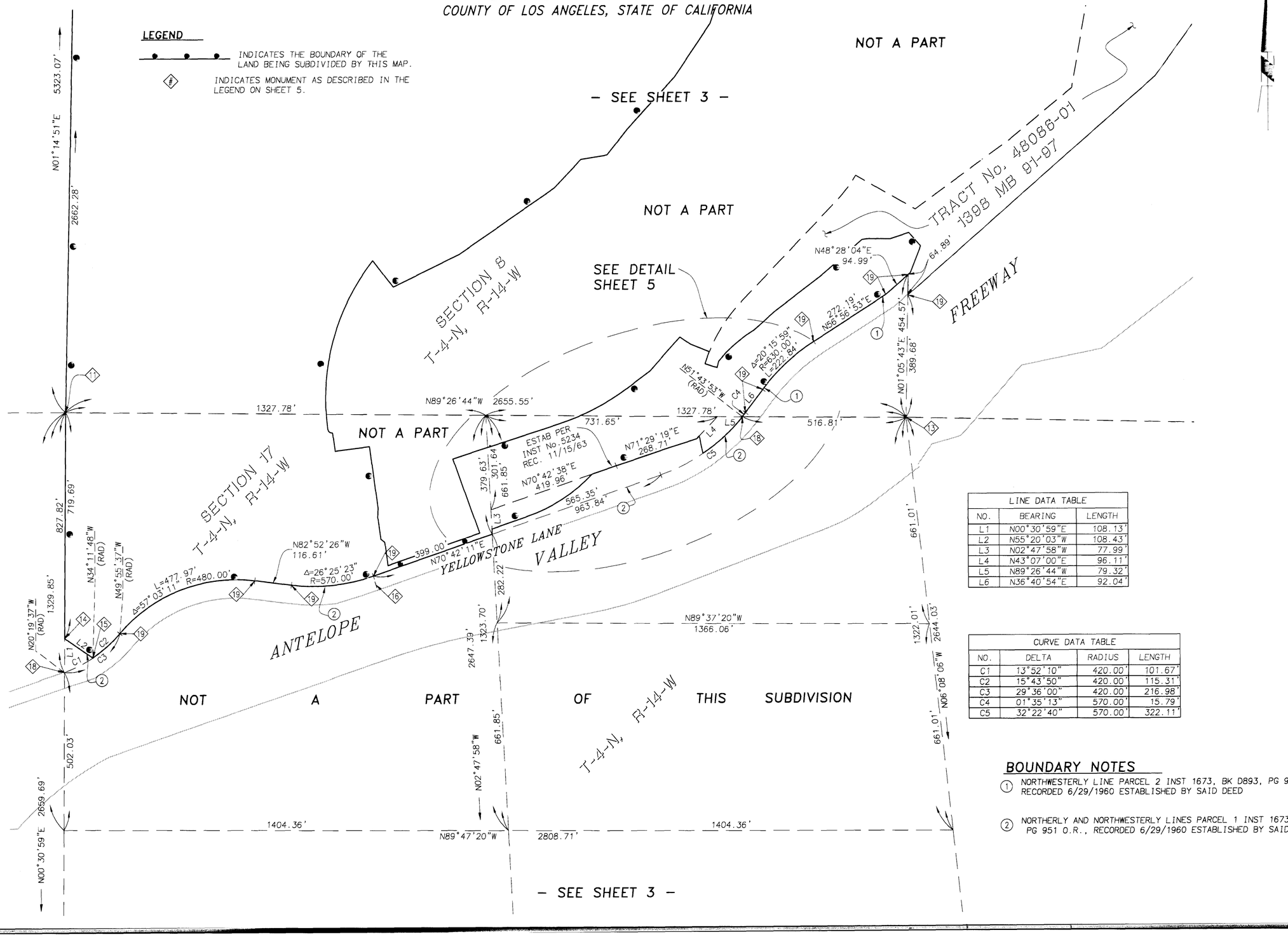
DETAIL
NOT TO SCALE



SCALE: 1" = 200'

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N00°30'59"E	108.13'
L2	N55°20'03"W	108.43'
L3	N02°47'58"W	77.99'
L4	N43°07'00"E	96.11'
L5	N89°26'44"W	79.32'
L6	N36°40'54"E	92.04'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	13°52'10"	420.00'	101.67'
C2	15°43'50"	420.00'	115.31'
C3	29°36'00"	420.00'	216.98'
C4	01°35'13"	570.00'	15.79'
C5	32°22'40"	570.00'	322.11'

BOUNDARY NOTES

(1) NORTHWESTERLY LINE PARCEL 2 INST 1673, BK D893, PG 951 O.R. RECORDED 6/29/1960 ESTABLISHED BY SAID DEED

(2) NORTHERLY AND NORTHWESTERLY LINES PARCEL 1 INST 1673, BK D893, PG 951 O.R., RECORDED 6/29/1960 ESTABLISHED BY SAID DEED

SCALE: 1" = 60'

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

MONUMENT LEGEND

1. FOUND 3" BRASS CAP CSM PER CSB-1983 ACCEPTED AS NORTHWEST CORNER SECTION 8, T-4-N, R-14-W, S.B.M.
2. FOUND 3" BRASS CAP CSM PER CSB-1983, ACCEPTED AS NORTH QUARTER CORNER SECTION 8, T-4-N, R-14-W, S.B.M.
3. FOUND 3" BRASS CAP CSM PER CSB-1983 ACCEPTED AS NORTHEAST CORNER SECTION 8, T-4-N, R-14-W, S.B.M.
4. FOUND 3" BRASS CAP CSM PER CSB-1983 ACCEPTED AS EAST QUARTER CORNER SECTION 8, T-4-N, R-14-W, S.B.M.
5. FOUND 3" BRASS CAP CSM PER CSB-1983 ACCEPTED AS SOUTHEAST CORNER SECTION 8, T-4-N, R-14-W, S.B.M.
6. FOUND 3" BRASS CAP CSM PER CSB-5355 ACCEPTED AS EAST QUARTER CORNER SECTION 17, T-4-N, R-14-W, S.B.M.
7. STONE MOUND PER CSB-351 SEARCHED, NOT FOUND, ESTABLISHED AT RECORD DISTANCE FROM 4" IP TO THE WEST PER CSB-351
8. FOUND 4" IP AND BRASS CAP STAMPED "U.S. FORREST RESERVE BOUNDARY" PER CSB-351, ACCEPTED AS REFERENCE MONUMENT TO THE SOUTHEAST CORNER OF SECTION 17, T-4-N, R-14-W, S.B.M.
9. FOUND 3" BRASS CAP CSM PER CSB-5355 ACCEPTED AS SOUTHWEST CORNER SECTION 17, T-4-N, R-14-W, S.B.M.
10. FOUND 3" BRASS CAP CSM PER CSB-5355 ACCEPTED AS WEST QUARTER CORNER SECTION 17, T-4-N, R-14-W, S.B.M.
11. FOUND 3" BRASS CAP CSM PER CSB-5355 ACCEPTED AS SOUTHWEST CORNER SECTION 8, T-4-N, R-14-W, S.B.M.
12. FOUND 3" BRASS CAP CSM PER CSB-1983 ACCEPTED AS WEST QUARTER CORNER SECTION 8, T-4-N, R-14-W, S.B.M.
13. FOUND 3" BRASS CAP CSM PER CSB-1983 ACCEPTED AS SOUTH QUARTER CORNER SECTION 8, T-4-N, R-14-W, S.B.M.
14. FOUND 2" IP AND TAG "RCE 9553" ACCEPTED AS CORNER PER RS 157-8, ON THE WEST LINE OF INSTRUMENT NO. 1673, RECORDED 6/29/1960
15. FOUND 2" IP AND TAG "LS 4574" ACCEPTED AS CORNER PER RS 157-8, ON THE WEST LINE OF INSTRUMENT NO. 1673, RECORDED 6/29/1960
16. S, T AND W PER CALTRANS RIGHT-OF-WAY MAP F-1060, LA-7-14 SEARCHED, NOTHING FOUND OR SET, ESTABLISHED PER SAID MAP
17. S, T AND W PER FM 20871, SEARCHED, NOTHING FOUND OR SET ESTABLISHED PER SAID MAP
18. NOTHING FOUND OR SET, ESTABLISHED AT RECORD DISTANCE (516.81') WESTERLY FROM NW CORNER SECTION 17, PER INSTRUMENT NO. 1673, RECORDED 6/29/1960
19. NOTHING FOUND, 2" IP, TACK AND TAG "PLS 7553" IN CONCRETE PLUG TO BE SET
25. NOTHING FOUND, NOTHING SET, ESTABLISHED BY INTERSECTION
26. 2" IRON PIPE AND THE "PLS 7553" TO BE SET PER TRACT NO. 48086-01 1398 MB 91-97
27. 2" IRON PIPE AND TAG "PLS 7553" 18" LONG FLUSH WITH THE GROUND TO BE SET
28. S, T AND W "PLS 7553" TO BE SET
29. NORTHERLY 1/16TH CORNER OF THE NORTHWEST 1/4 OF SECTION 17, T-4-N, R-14-W, S.B.M. ESTABLISHED BY PRORATION
30. SOUTHERLY 1/16TH CORNER OF THE NORTHWEST 1/4 OF SECTION 17, T-4-N, R-14-W, S.B.M. ESTABLISHED BY PRORATION
31. EASTERLY 1/16TH CORNER OF THE NORTHWEST 1/4 OF SECTION 17, T-4-N, R-14-W, S.B.M. ESTABLISHED BY PRORATION
32. WESTERLY 1/16TH CORNER OF THE NORTHWEST 1/4 OF SECTION 17, T-4-N, R-14-W, S.B.M. ESTABLISHED BY PRORATION
33. CENTER OF THE NORTHWEST 1/4 OF SECTION 17, T-4-N, R-14-W, S.B.M. ESTABLISHED BY PRORATION INTERSECTION
34. SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, T-4-N, R-14-W, S.B.M. ESTABLISHED BY PRORATION
35. SOUTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, T-4-N, R-14-W, S.B.M. ESTABLISHED BY PRORATION

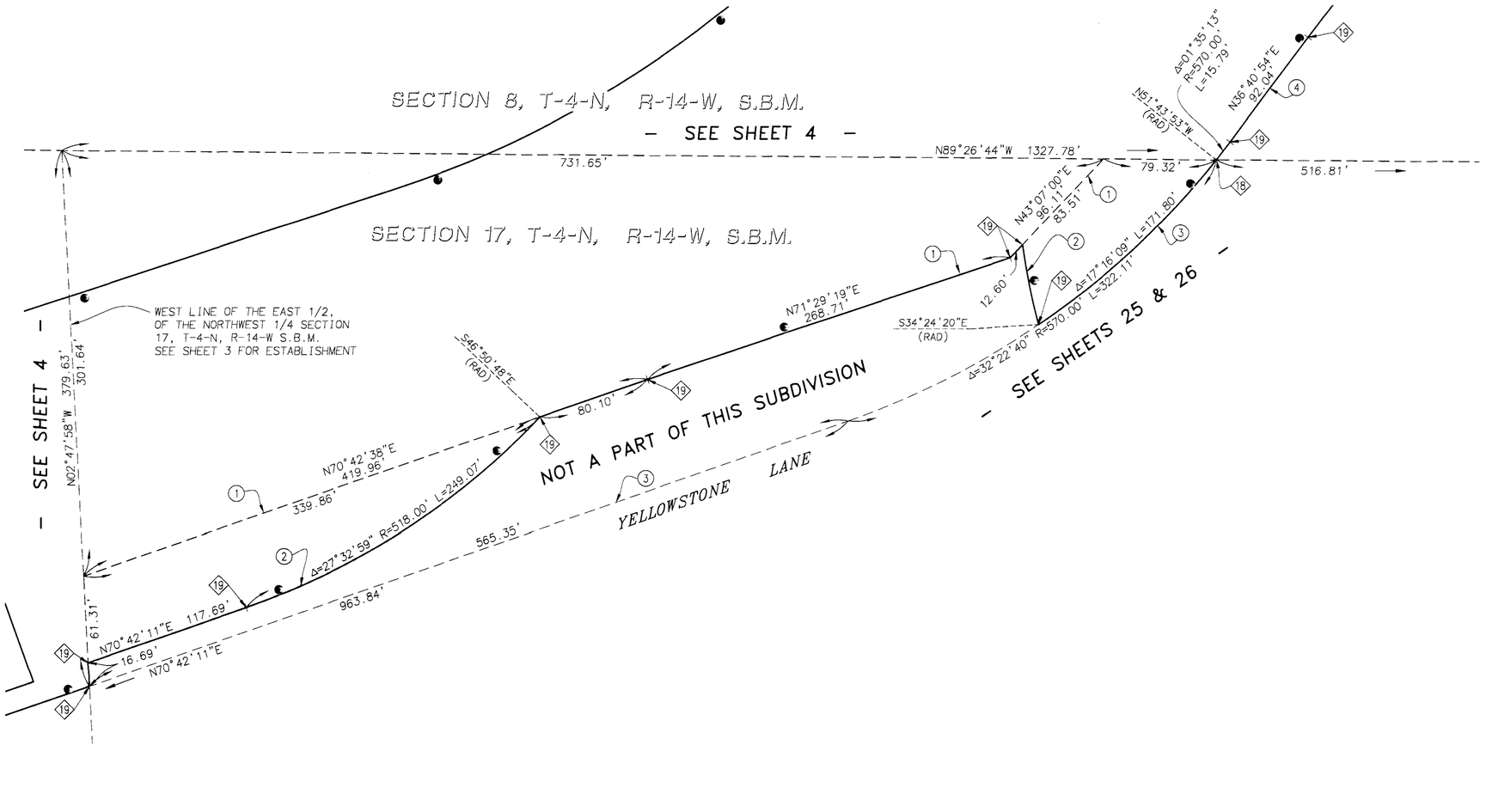
LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT AS DESCRIBED IN THE LEGEND ON SHEET 5.

BOUNDARY NOTES

1. SOUTHERLY LINE OF DEED RECORDED 11/15/1963 INSTRUMENT NO. 5234, BOOK D2257, PG 919 O.R. ESTABLISHED PER SAID DEED
2. SOUTHERLY AND WESTERLY LINES OF PORTIONS OF DEED RECORDED 11/15/1963, INSTRUMENT NO. 5234, BOOK D2257, PG 919 O.R. BEING ABANDONED AS ESTABLISHED BY THIS MAP
3. NORTHERLY AND NORTHWESTERLY LINES OF PARCEL 1, DEED RECORDED 6/29/1960, INSTRUMENT NO. 1673, BOOK D893, PG 951 O.R., ESTABLISHED PER SAID DEED
4. NORTHWESTERLY LINES OF PARCEL 2, DEED RECORDED 6/29/1960, INSTRUMENT NO. 1673, BOOK D893, PG 951 O.R., ESTABLISHED PER SAID DEED



1414/25

BOOK 1414 PAGE 25

SCALE: 1" = 60'

SHEET 6 OF 32 SHEETS

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

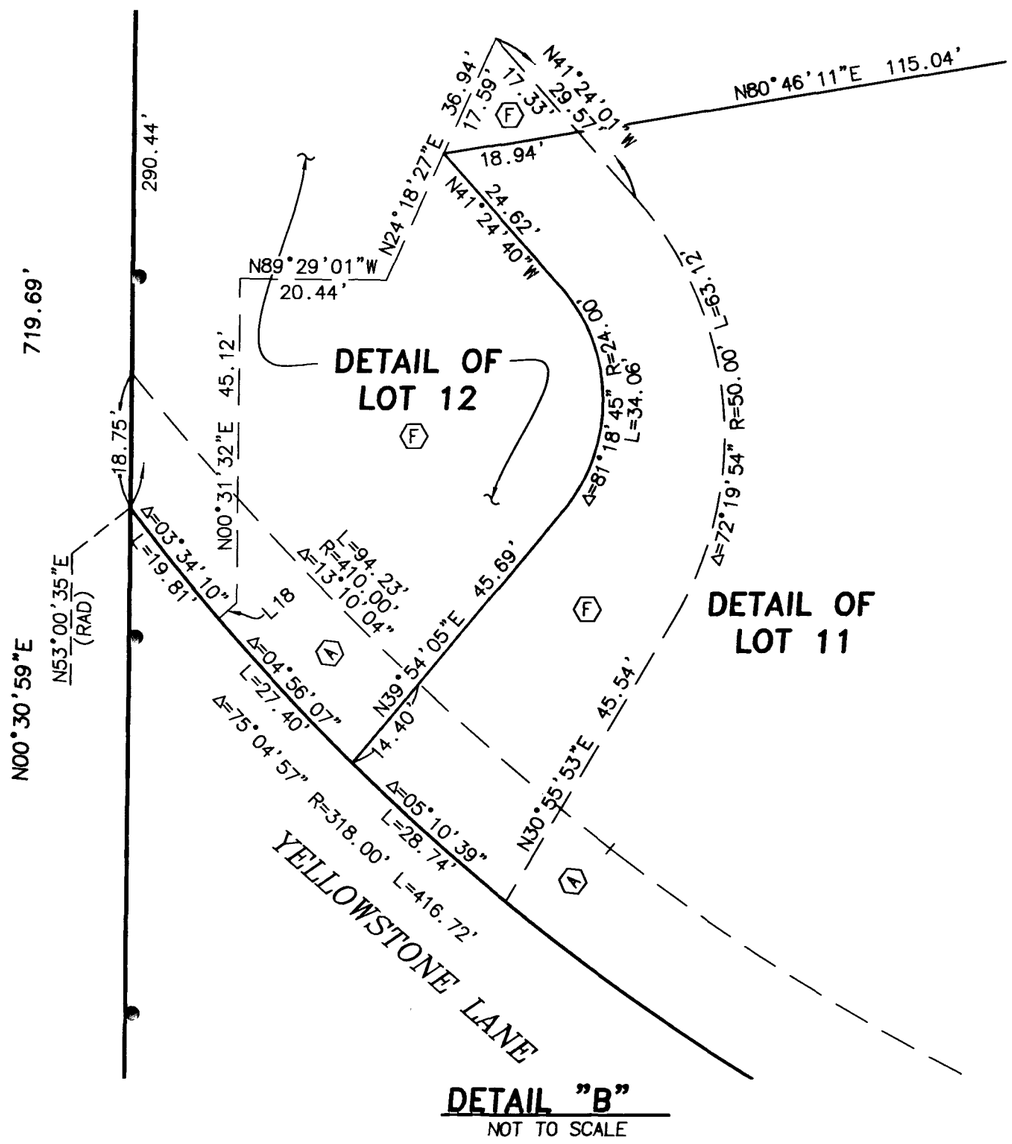
LEGEND:

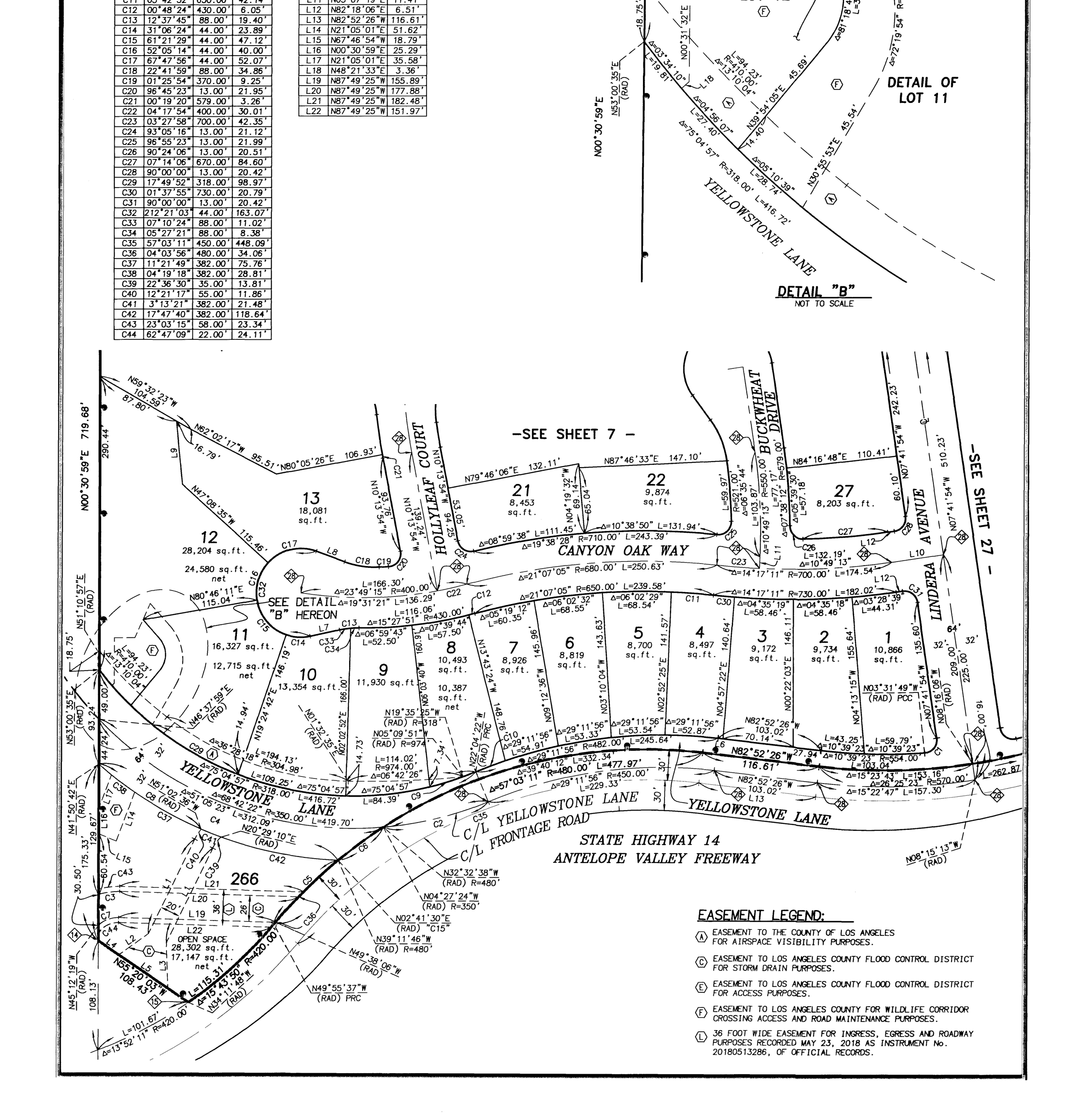
INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

SEE SHEET 5 FOR MONUMENT LEGEND

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	94°10'05"	13.00'	21.37'
C2	17°36'58"	350.00'	107.61'
C3	23°03'15"	53.00'	21.33'
C4	39°09'12"	382.00'	261.04'
C5	10°43'51"	480.00'	89.90'
C6	06°39'08"	480.00'	55.73'
C7	47°23'21"	27.00'	22.33'
C8	18°08'11"	382.00'	120.92'
C9	08°40'48"	318.00'	48.18'
C10	03°40'58"	482.00'	30.98'
C11	03°42'52"	650.00'	42.14'
C12	00°48'24"	430.00'	6.05'
C13	12°37'45"	88.00'	19.40'
C14	31°06'24"	44.00'	23.89'
C15	61°21'29"	44.00'	47.12'
C16	52°05'14"	44.00'	40.00'
C17	67°47'56"	44.00'	52.07'
C18	22°41'59"	88.00'	34.86'
C19	01°25'54"	370.00'	9.25'
C20	96°45'23"	13.00'	21.95'
C21	00°19'20"	579.00'	3.26'
C22	04°17'54"	400.00'	30.01'
C23	03°27'58"	700.00'	42.35'
C24	93°05'16"	13.00'	21.12'
C25	96°55'23"	13.00'	21.99'
C26	90°24'06"	13.00'	20.51'
C27	07°14'06"	670.00'	84.60'
C28	90°00'00"	13.00'	20.42'
C29	17°49'52"	318.00'	98.97'
C30	01°37'55"	730.00'	20.79'
C31	90°00'00"	13.00'	20.42'
C32	212°21'03"	44.00'	163.07'
C33	07°10'24"	88.00'	11.02'
C34	05°27'21"	88.00'	8.38'
C35	57°03'11"	450.00'	448.09'
C36	04°03'56"	480.00'	34.06'
C37	11°21'49"	382.00'	75.76'
C38	04°19'18"	382.00'	28.81'
C39	22°36'30"	35.00'	13.81'
C40	12°21'17"	55.00'	11.86'
C41	3°13'21"	382.00'	21.48'
C42	17°47'40"	382.00'	118.64'
C43	23°03'15"	58.00'	23.34'
C44	62°47'09"	22.00'	24.11'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N26°36'07"E	104.50'
L2	N54°48'45"E	35.98'
L3	N01°36'31"W	45.38'
L4	N55°20'10"W	24.58'
L5	N55°20'04"W	59.04'
L6	N82°52'26"W	4.94'
L7	N78°18'18"E	30.00'
L8	N69°20'39"W	30.00'
L9	N05°00'44"W	62.87'
L10	N82°18'06"E	51.51'
L11	N03°07'19"E	11.41'
L12	N82°18'06"E	6.51'
L13	N82°52'26"W	116.61'
L14	N21°05'01"E	51.62'
L15	N67°46'54"W	18.79'
L16	N00°30'59"E	25.29'
L17	N21°05'01"E	35.58'
L18	N48°21'33"E	3.36'
L19	N87°49'25"W	155.89'
L20	N87°49'25"W	177.88'
L21	N87°49'25"W	182.48'
L22	N87°49'25"W	151.97'





EASEMENT LEGEND:

- (A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.
- (C) EASEMENT TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR STORM DRAIN PURPOSES.
- (E) EASEMENT TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR ACCESS PURPOSES.
- (F) EASEMENT TO LOS ANGELES COUNTY FOR WILDLIFE CORRIDOR CROSSING ACCESS AND ROAD MAINTENANCE PURPOSES.
- (L) 36 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND ROADWAY PURPOSES RECORDED MAY 23, 2018 AS INSTRUMENT No. 20180513286, OF OFFICIAL RECORDS.

14/14/26

BOOK 1414 PAGE 24

SCALE: 1" = 60'

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N72°10'44"W	30.00'
L2	N73°02'26"E	30.00'
L3	N48°46'24"W	20.50'
L4	N89°34'09"W	25.41'
L5	N52°03'22"E	44.95'
L6	N55°52'58"E	21.79'
L7	N89°34'09"W	42.05'
L8	N39°37'09"E	16.39'
L9	N09°34'55"E	34.69'
L10	N78°58'34"W	45.58'
L11	N89°47'09"E	15.20'
L12	N82°27'01"E	35.78'
L13	N07°29'00"W	48.46'
L14	N82°31'00"E	37.16'
L18	N46°46'44"E	50.93'
L19	N89°47'09"E	10.20'
L20	N89°47'09"E	5.00'
L21	N85°31'26"E	49.52'
L25	N82°18'06"E	45.00'
L26	N07°41'54"W	60.00'
L27	N39°47'26"E	6.98'
L28	N82°18'06"E	15.00'
L29	N10°13'54"W	139.24'
L30	N35°59'16"W	30.00'
L31	N00°25'51"E	37.70'
L32	N14°08'45"E	30.00'
L33	N20°15'04"W	30.00'
L34	N89°34'09"W	27.39'
L35	N73°02'26"E	6.61'
L36	N73°02'26"E	23.39'
L40	N89°47'09"E	14.79'
L41	N82°27'01"E	36.00'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C2	17°23'26"	88.00'	26.71'
C3	86°58'18"	13.00'	19.73'
C4	07°39'04"	163.50'	21.83'
C5	123°12'30"	44.00'	94.62'
C6	16°20'15"	69.50'	19.82'
C7	32°11'16"	168.00'	94.38'
C17	17°39'06"	44.00'	13.56'
C18	90°00'00"	13.00'	20.42'
C19	01°58'42"	579.00'	19.99'
C20	28°47'28"	88.00'	44.22'
C21	06°35'44"	521.00'	59.97'
C22	07°38'12"	579.00'	77.17'
C23	78°52'45"	44.00'	60.57'
C24	123°40'16"	44.00'	94.97'
C25	05°44'21"	44.00'	4.41'
C26	02°44'54"	521.00'	24.99'
C27	21°37'45"	88.00'	33.22'
C28	14°19'26"	88.00'	22.00'
C29	04°18'16"	579.00'	43.50'
C30	03°58'56"	579.00'	40.24'
C31	45°43'00"	44.00'	35.11'
C32	72°31'21"	44.00'	55.69'
C33	52°05'13"	44.00'	40.00'
C34	44°04'15"	44.00'	33.84'
C35	81°20'25"	44.00'	62.46'
C36	10°13'55"	44.00'	7.86'
C37	10°49'13"	550.00'	103.87'
C38	10°44'53"	550.00'	103.17'
C40	07°20'08"	150.00'	19.20'
C41	32°19'22"	153.00'	86.31'
C42	15°32'03"	54.50'	14.78'
C43	19°39'40"	44.00'	15.10'

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

SEE SHEET 5 FOR MONUMENT LEGEND

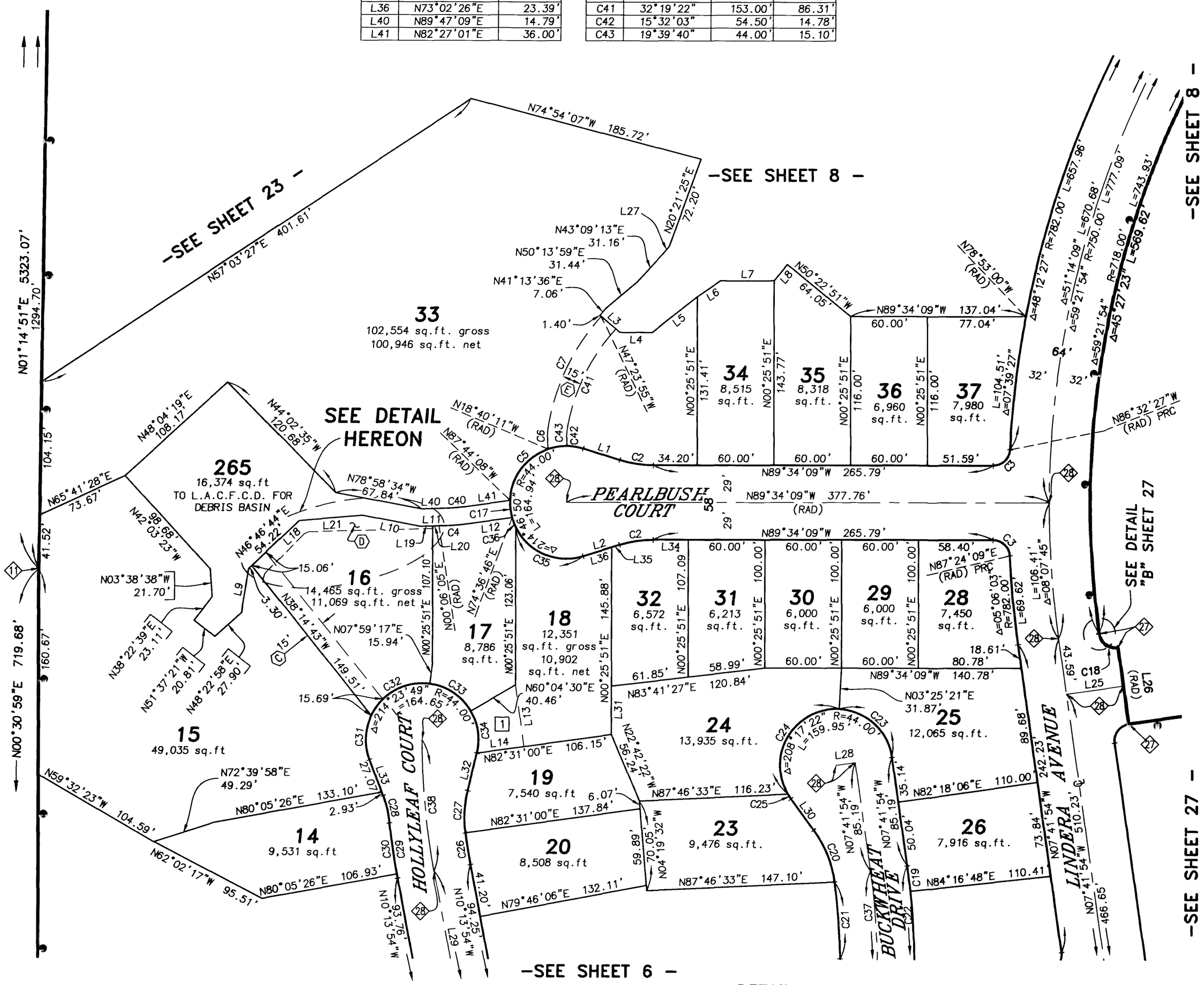
[1] INDICATES PRIVATE DRIVEWAY AND FIRE LANE

EASEMENT LEGEND:

(C) EASEMENT TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR STORM DRAIN PURPOSES.

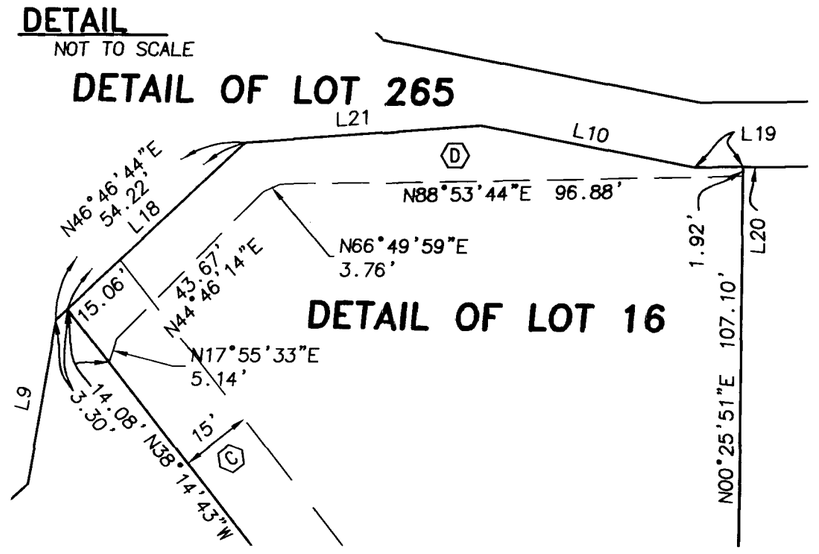
(D) PROPOSED EASEMENT FOR SLOPE MAINTENANCE PURPOSES TO BE DEDICATED TO THE HOA.

(E) EASEMENT TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR ACCESS PURPOSES.



DETAIL

NOT TO SCALE

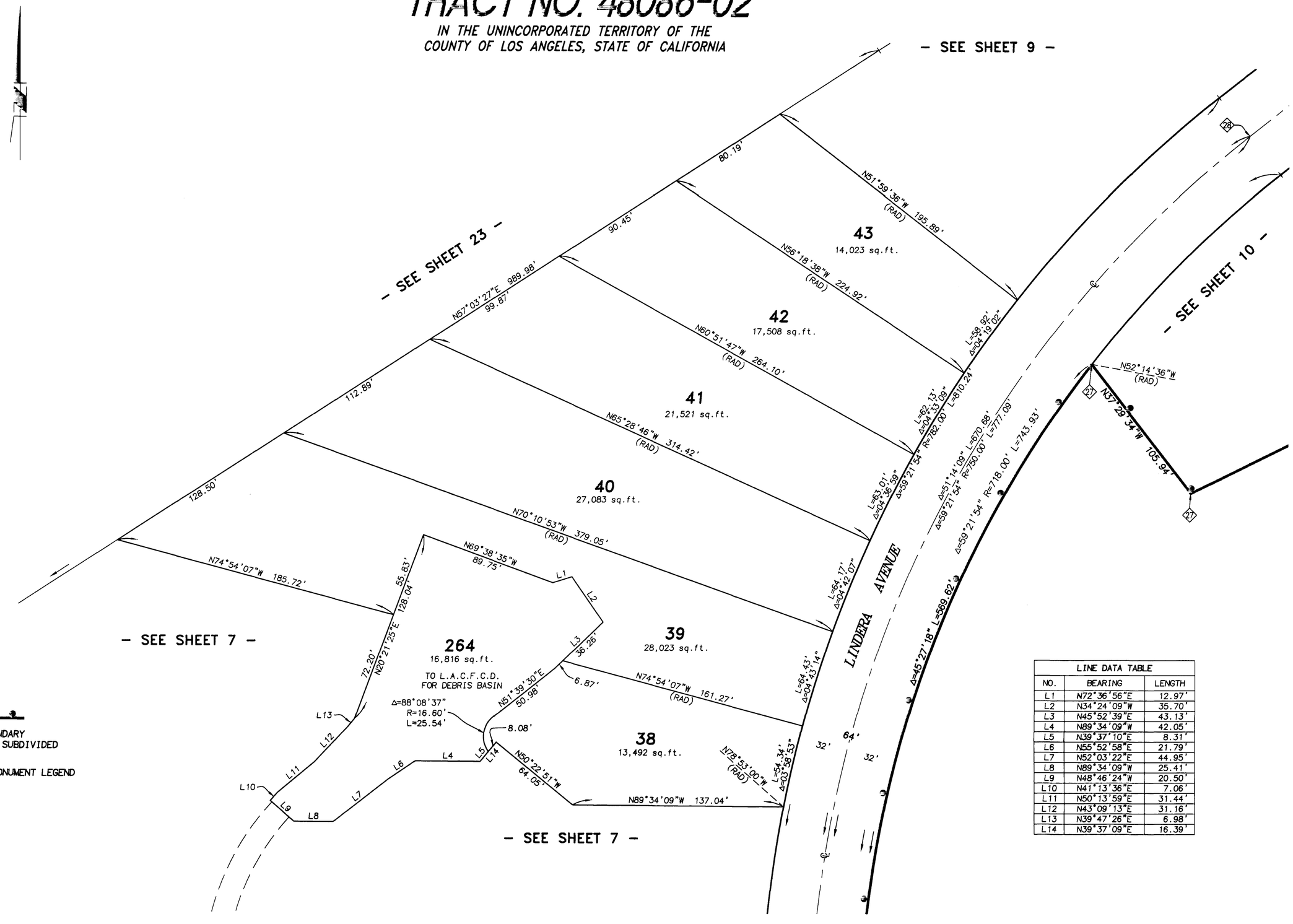


SCALE: 1" = 40'

SHEET 8 OF 32 SHEETS

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

SEE SHEET 5 FOR MONUMENT LEGEND

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N72°36'56"E	12.97'
L2	N34°24'09"W	35.70'
L3	N45°52'39"E	43.13'
L4	N89°34'09"W	42.05'
L5	N39°37'10"E	8.31'
L6	N55°52'58"E	21.79'
L7	N52°03'22"E	44.95'
L8	N89°34'09"W	25.41'
L9	N48°46'24"W	20.50'
L10	N41°13'36"E	7.06'
L11	N50°13'59"E	31.44'
L12	N43°09'13"E	31.16'
L13	N39°47'26"E	6.98'
L14	N39°37'09"E	16.39'

SCALE: 1" = 40'

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) SEE SHEET 5 FOR MONUMENT LEGEND

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	88°47'13"	13.00'	20.15'
C2	86°15'17"	13.00'	19.57'
C3	86°15'17"	13.00'	19.57'
C4	88°10'54"	13.00'	20.01'
C5	92°05'57"	13.00'	20.90'
C6	01°17'51"	600.00'	13.59'
C7	03°50'42"	359.00'	24.09'
C8	33°52'35"	44.00'	26.02'
C9	29°43'28"	13.00'	6.74'
C10	39°54'56"	13.00'	9.06'
C11	64°30'16"	13.00'	14.64'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N38°20'00"W	24.60'
L2	N08°34'54"E	19.89'
L3	N00°52'53"W	27.05'
L4	N07°55'16"W	12.61'
L5	N88°33'09"E	9.66'
L6	N50°31'47"W	12.89'
L7	N35°10'51"E	32.43'
L8	N42°06'05"E	49.24'
L9	N00°45'50"E	13.08'
L10	N28°58'40"E	14.24'
L11	N41°25'48"E	19.63'
L12	N55°50'51"E	41.38'
L13	N06°20'36"E	7.78'
L14	N73°20'48"E	4.53'
L15	N36°39'20"W	34.95'
L16	N22°20'11"E	34.43'
L17	N32°12'14"E	33.49'
L18	N39°00'39"W	35.26'

EASEMENT LEGEND:

(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIR SPACE VISIBILITY PURPOSES.

– SEE SHEET 14 –

– SEE SHEET 23 –

– SEE SHEET 12 –

– SEE SHEET 8 –

– SEE SHEET 10 –

– SEE SHEET 11 –

– SEE SHEET 11 –

263
8,613 sq.ft
TO L.A.C.F.C.D. FOR DEBRIS BASIN

58
9,189 sq.ft

54
7,911 sq.ft

53
8,846 sq.ft

52
7,960 sq.ft

51
8,262 sq.ft

180
9,460 sq.ft

181
11,314 sq.ft

182
7,554 sq.ft

183
8,464 sq.ft

184
8,387 sq.ft

185
9,624 sq.ft

179
7,205 sq.ft

178
7,421 sq.ft

44
12,621 sq.ft

45
10,545 sq.ft

46
9,963 sq.ft

47
8,834 sq.ft

48
8,480 sq.ft

49
8,047 sq.ft

50
8,589 sq.ft

SPIRE COURT

PISTACHE WAY

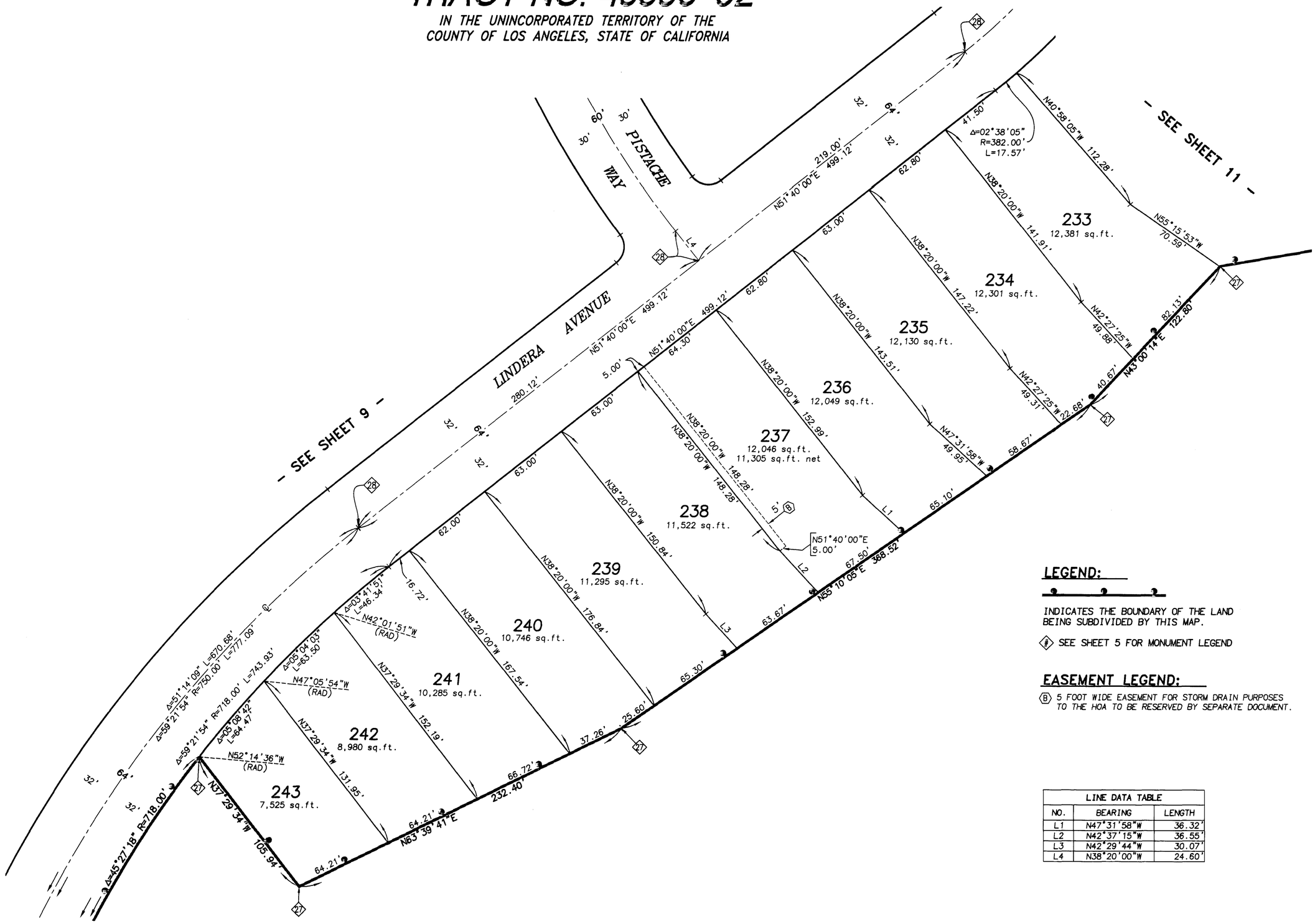
CASSIA WAY

LINDERA AVENUE

SCALE: 1" = 40'

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) SEE SHEET 5 FOR MONUMENT LEGEND

EASEMENT LEGEND:

(B) 5 FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE HOA TO BE RESERVED BY SEPARATE DOCUMENT.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N47°31'58"W	36.32'
L2	N42°37'15"W	36.55'
L3	N42°29'44"W	30.07'
L4	N38°20'00"W	24.60'

SCALE: 1" = 40'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	88°47'25"	13.00'	20.15'
C2	80°40'44"	13.00'	18.31'
C3	05°28'38"	229.00'	21.89'
C4	11°04'12"	100.00'	19.32'
C5	55°35'35"	44.00'	42.69'
C6	02°38'05"	382.00'	17.57'
C7	01°15'35"	229.00'	5.03'
C8	13°08'14"	44.00'	10.09'
C9	02°30'39"	229.00'	10.04'
C10	01°30'00"	382.00'	10.00'

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 11 OF 32 SHEETS

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) SEE SHEET 5 FOR MONUMENT LEGEND

[1] INDICATES PRIVATE DRIVEWAY AND FIRE LANE

EASEMENT LEGEND:

(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.

(B) EASEMENT FOR STORM DRAIN PURPOSES TO THE HOA TO BE RESERVED BY SEPARATE DOCUMENT.

– SEE SHEET 12 –

– SEE SHEET 9 –

– SEE SHEET 10 –

– SEE SHEET 12 –

LINDERA AVENUE

EMPRESS WAY

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N88°48'00"E	28.98'
L2	N72°29'11"E	17.80'
L8	N31°33'33"E	22.45'
L9	N01°28'00"E	10.24'
L10	N32°12'14"E	33.49'
L11	N22°20'11"E	34.43'
L12	N39°00'39"W	35.26'
L13	N11°52'09"E	34.50'
L14	N44°42'21"W	5.00'
L15	N46°22'32"W	10.00'
L16	N58°59'29"W	15.00'
L17	N78°12'10"W	20.00'
L18	N83°30'56"W	22.00'

SCALE: 1" = 40'

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 12 OF 32 SHEETS

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) SEE SHEET 5 FOR MONUMENT LEGEND

EASEMENT LEGEND:

(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.

(B) 10 FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE HOA TO BE RESERVED BY SEPARATE DOCUMENT.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N07°55'16"W	14.98'
L2	N31°33'33"E	22.45'
L3	N01°28'00"E	10.24'
L4	N71°03'21"E	21.00'
L5	N22°24'03"W	30.00'
L6	N74°29'16"W	32.05'
L7	N52°56'08"E	15.00'
L8	N27°13'20"E	11.00'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	92°06'07"	13.00'	20.90'
C2	01°59'42"	682.00'	23.75'
C3	00°48'49"	618.00'	8.78'
C5	11°04'12"	100.00'	19.32'
C6	09°25'26"	44.00'	7.24'
C7	09°24'17"	100.00'	16.41'
C8	08°58'00"	149.74'	23.43'
C9	04°09'39"	175.03'	12.71'
C10	32°55'19"	44.00'	25.28'
C12	03°26'48"	618.00'	37.18'
C17	09°00'28"	751.50'	118.15'
C18	08°46'44"	318.00'	48.72'
C19	02°50'32"	318.00'	15.77'
C20	16°35'45"	318.00'	92.11'
C25	37°42'46"	13.00'	8.56'
C26	00°50'25"	682.00'	10.00'
C27	00°50'25"	682.00'	10.00'

– SEE SHEET 13 –

– SEE SHEET 14 –

– SEE SHEET 13 –

– SEE SHEET 9 –

– SEE SHEET 11 –

– SEE SHEET 11 –

CALLUNA DRIVE

LINDERA AVENUE

CASSIA WAY

EMPRESS WAY

196 — 18,229 sq.ft gross, 17,106 sq.ft net

195 — 15,357 sq.ft.

194 — 14,741 sq.ft.

193 — 13,623 sq.ft gross, 12,417 sq.ft net

192 — 14,981 sq.ft.

191 — 9,408 sq.ft.

190 — 7,773 sq.ft

177 — 9,104 sq.ft.

176 — 10,793 sq.ft.

208 — 9,448 sq.ft

207 — 6,825 sq.ft.

206 — 7,258 sq.ft.

205 — 7,227 sq.ft.

204 — 8,317 sq.ft

209 — 11,249 sq.ft

210 — 9,486 sq.ft

211 — 8,597 sq.ft

212 — 8,957 sq.ft.

217 — 10,821 sq.ft gross, 9,943 sq.ft. net

218 — 7,435 sq.ft.

219 — 12,651 sq.ft

216 — 7,546 sq.ft.

SCALE: 1" = 40'

SHEET 13 OF 32 SHEETS

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	18°03'47"	88.00'	27.74'
C2	16°32'16"	88.00'	25.40'
C3	90°00'00"	13.00'	20.42'
C4	34°52'12"	682.00'	415.06'
C5	33°20'41"	650.00'	378.28'
C6	02°52'27"	318.00'	15.95'
C7	52°05'14"	44.00'	40.00'
C8	40°15'03"	44.00'	30.91'
C9	02°04'49"	350.00'	12.71'
C10	15°42'41"	188.00'	51.55'
C11	15°42'41"	201.50'	55.25'
C12	15°42'41"	186.50'	51.14'
C13	01°53'34"	188.30'	6.22'
C14	01°53'34"	201.50'	6.66'
C15	01°53'34"	186.50'	6.16'

- SEE SHEET 16 -

- SEE SHEET 24 -

100' EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY PER BK 51862, PG 279 O.R.

N62°03'46"E 1796.49'
851.60'
238.93'
N62°03'46"E 1788.74'
719.83'
161.11'
289.91'
27.86'
N42°14'39"W 137.73'
110.07'
N41°53'15"W (RAD) 126.81'
N14°25'59"E (RAD) 144.10'
N79°23'44"E (RAD)

50' 100' 50'

200
14,576 sq.ft.

201
10,986 sq.ft.

258
74,516 sq.ft

TO L.A.C.F.C.D. FOR DEBRIS BASIN

199
30,580 sq.ft gross
29,543 sq.ft. net

202
7,229 sq.ft.

203
7,294 sq.ft.

198
16,840 sq.ft.

197
17,068 sq.ft.

Δ=19°56'45" R=263.50' L=91.73'
Δ=19°56'45" R=248.50' L=86.51'
L=49.83' R=275.00' Δ=10°22'52"
N20°59'08"W 66.63'
N20°59'08"W 66.63'
N20°59'08"W 66.63'
Δ=01°53'33" R=213.00' L=7.04'
L=58.41' R=213.00' Δ=15°42'41"
N38°35'23"W 31.98'
Δ=36°02'48" R=87.00' L=54.73'
L=70.47' R=112.00'
N25°47'06"W 178.24'
N09°18'22"W (RAD)
N25°04'43"W (RAD) PRC
L=43.25' Δ=56°19'15" R=44.00'
L=163.63' Δ=213°04'32" R=44.00'
L=49.47' Δ=64°25'01"
N66°31'13"E (RAD)
N66°31'10"E 101.61'
N16°32'17"W 81.89'
44.50'
37.39'
54.65'
N00°20'24"E
64.60'
N00°14'13"E
N02°38'27"W (RAD)
N16°46'16"E 30.00'
20.20'
N89°46'00"W 107.57'
9.80'
N16°18'16"W 30.00'
18.78'
10.43'
11.22'
N89°46'00"W 102.19'
N00°14'00"E 10.00'
10'
63.36'
N76°19'07"W
5.65'
N89°46'00"W 271.11'
N05°27'45"W 58.34'
52.70'
N57°40'16"W 15.76'
1.04'
N89°46'00"W 258.80'
N05°30'59"E 63.00'
61.96'
N44°04'48"W 6.56'
N89°48'10"E 258.61'
23.71'
41.18'
64.89'
N01°45'31"E
30'
N00°14'00"E 151.70'
128.89'
22.81'
Δ=01°57'20" L=23.28'
N89°46'00"W 128.05'
N89°46'00"W 85.05'
L=32.74' Δ=05°53'56"
N80°14'36"E 104.13'
Δ=25°18'43" R=318.00' L=140.48'
L=154.62' Δ=25°18'43" R=350.00'
L=131.45' Δ=21°31'06" R=350.00'
Δ=19°26'17" L=118.74'
Δ=15°46'23" L=105.16'
Δ=21°31'06" R=382.00' L=143.47'
N02°32'35"W 79.84'
N02°32'27"W 77.70'
N03°33'37"W (RAD) 154.92'
N05°38'26"W (RAD) 133.30'
32.00'
25'
32'
64'

LINDERA AVENUE

CALLUNA DRIVE

- SEE SHEET 14 -

- SEE SHEET 12 -

- SEE SHEET 12 -

DETAIL
NOT TO SCALE

N57°36'45"E (R)
Δ=19°31'58"
R=44.00'
L=15.00'
N38°04'47"E (R)
N57°36'45"E 114.62'
Δ=14°24'25"
L=11.06'
20.64'
N38°16'50"E 215.33'

DETAIL OF LOT 257

SEE DETAIL HEREON

DETAIL OF LOT 257

N49°13'46"E 221.52'
N49°13'45"E 217.60'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N00°14'00"E	17.56'
L2	N82°25'03"E	38.83'
L3	N38°35'23"W	31.98'
L4	N22°52'42"W	31.69'
L5	N38°35'23"W	31.57'
L6	N38°35'23"W	15.99'
L7	N69°00'52"E	25.00'

EASEMENT LEGEND:

(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.

(B) 10 FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE HOA TO BE RESERVED BY SEPARATE DOCUMENT.

(G) EASEMENT FOR ACCESS PURPOSES FOR THE BENEFIT OF LOT 258

(H) PROPOSED 15 FOOT WIDE EASMENT FOR ACCESS PURPOSES TO BE RESERVED TO NEWHALL COUNTY WATER DISTRICT BY SEPARATE DOCUMENT.

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(##) SEE SHEET 5 FOR MONUMENT LEGEND

SCALE: 1" = 40'

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 14 OF 32 SHEETS

– SEE SHEET 22 –
– SEE SHEET 23 –
– SEE SHEET 24 –
– SEE SHEET 13 –
– SEE SHEET 12 –
– SEE SHEET 23 –
– SEE SHEET 12 –
– SEE SHEET 9 –
– SEE SHEET 9 –

100' EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY PER BK 51862, PG 279 O.R.

DETAIL LOT 68

BURKWOOD COURT

PISTACHE AVENUE

CASSIA WAY

262 — 16,451 sq.ft TO L.A.C.F.C.D. FOR DEBRIS BASIN
69 — 13,021 sq.ft.
168 — 6,855 sq.ft.
169 — 7,793 sq.ft.
170 — 9,551 sq.ft.
171 — 8,832 sq.ft.
172 — 9,516 sq.ft.
173 — 8,800 sq.ft.
174 — 8,277 sq.ft.
175 — 15,322 sq.ft.
64 — 9,743 sq.ft.
66 — 8,620 sq.ft.
65 — 9,071 sq.ft. gross, 7,896 sq.ft. net
63 — 13,589 sq.ft.
62 — 14,106 sq.ft.
61 — 9,499 sq.ft.
60 — 8,485 sq.ft.
59 — 8,587 sq.ft.

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	01°24'48"	580.00'	14.31'
C2	03°57'25"	380.00'	26.24'
C3	51°30'23"	44.00'	39.55'
C4	04°03'44"	971.00'	68.84'
C5	17°23'25"	88.00'	26.71'
C6	04°11'45"	1029.00'	75.35'
C7	52°05'14"	44.00'	40.00'
C8	11°44'38"	44.00'	9.02'
C9	36°53'09"	600.00'	386.27'
C10	03°03'44"	630.00'	33.67'
C11	38°11'00"	600.00'	399.85'
C12	01°17'51"	600.00'	13.59'
C13	95°52'07"	13.00'	21.75'
C14	02°30'42"	301.00'	13.19'
C15	28°18'00"	88.00'	43.47'
C16	03°50'42"	359.00'	24.09'
C17	01°00'37"	350.00'	6.17'
C18	87°35'32"	13.00'	19.87'
C19	84°24'55"	13.00'	19.15'
C20	03°12'10"	580.00'	32.42'
C21	88°47'13"	13.00'	20.15'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N62°03'46"E	71.51'
L2	N88°33'09"E	9.58'
L3	N74°06'22"E	13.16'
L4	N82°44'50"W	30.00'
L5	N62°28'20"E	30.00'
L6	N70°35'06"W	38.29'
L7	N02°35'11"E	11.22'
L8	N02°35'11"E	26.96'
L9	N87°43'21"W	6.88'
L10	N19°25'03"W	99.47'
L11	N79°20'18"E	9.37'

LEGEND:

(#) SEE SHEET 5 FOR MONUMENT LEGEND

[1] INDICATES PRIVATE DRIVEWAY AND FIRE LANE

EASEMENT LEGENT:

(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.

(B) EASMENT TO LACFCD FOR ACCESS AND MAINTENANCE PURPOSES.

1414/34

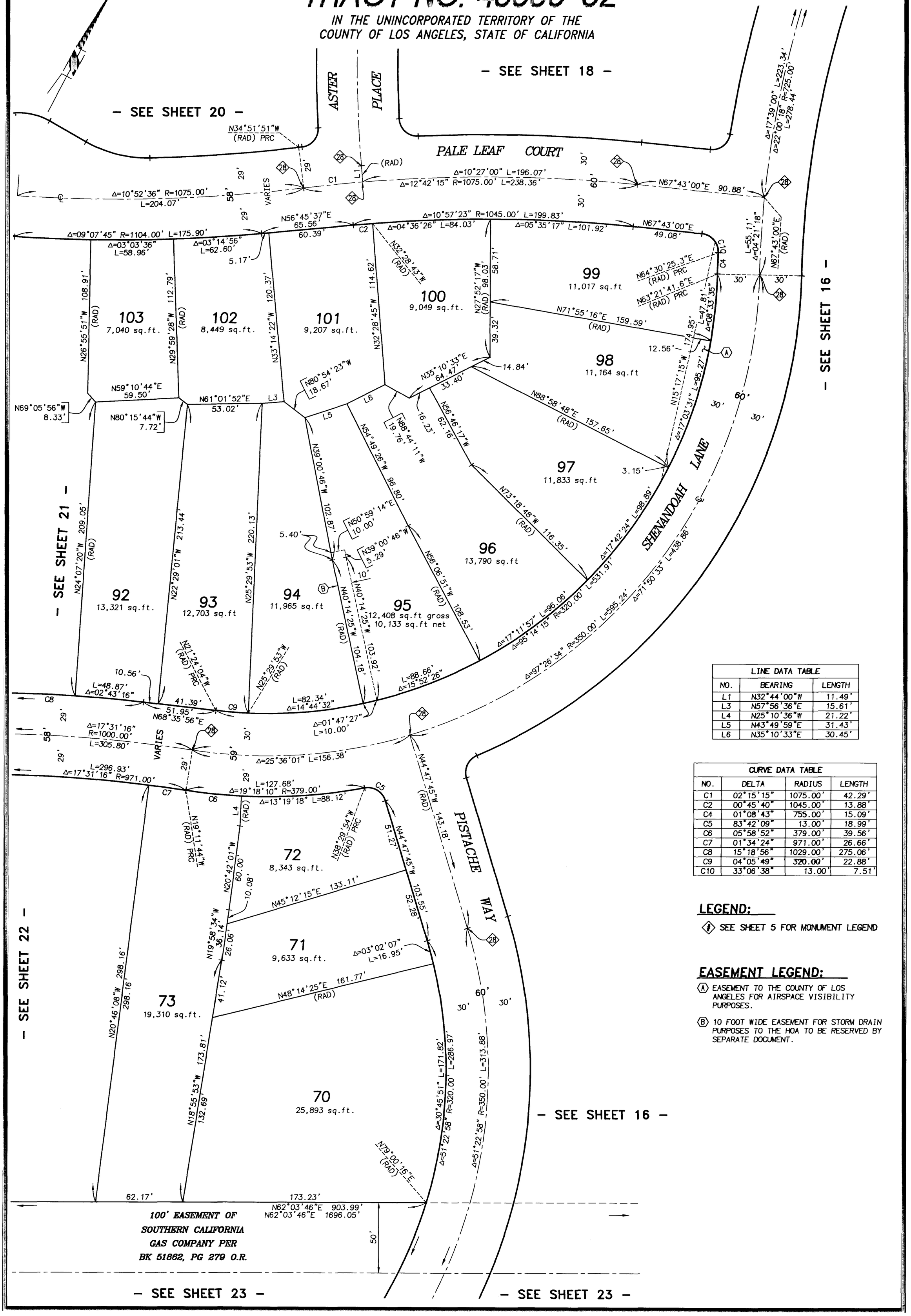
BOOK 1414 PAGE 34

SCALE: 1" = 40'

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 15 OF 32 SHEETS



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N32°44'00"W	11.49'
L3	N57°56'36"E	15.61'
L4	N25°10'36"W	21.22'
L5	N43°49'59"E	31.43'
L6	N35°10'33"E	30.45'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	02°15'15"	1075.00'	42.29'
C2	00°45'40"	1045.00'	13.88'
C4	01°08'43"	755.00'	15.09'
C5	83°42'09"	13.00'	18.99'
C6	05°58'52"	379.00'	39.56'
C7	01°34'24"	971.00'	26.66'
C8	15°18'56"	1029.00'	275.06'
C9	04°05'49"	320.00'	22.88'
C10	33°06'38"	13.00'	7.51'

LEGEND:

(#) SEE SHEET 5 FOR MONUMENT LEGEND

EASEMENT LEGEND:

(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.

(B) 10 FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE HOA TO BE RESERVED BY SEPARATE DOCUMENT.

SCALE: 1" = 40'

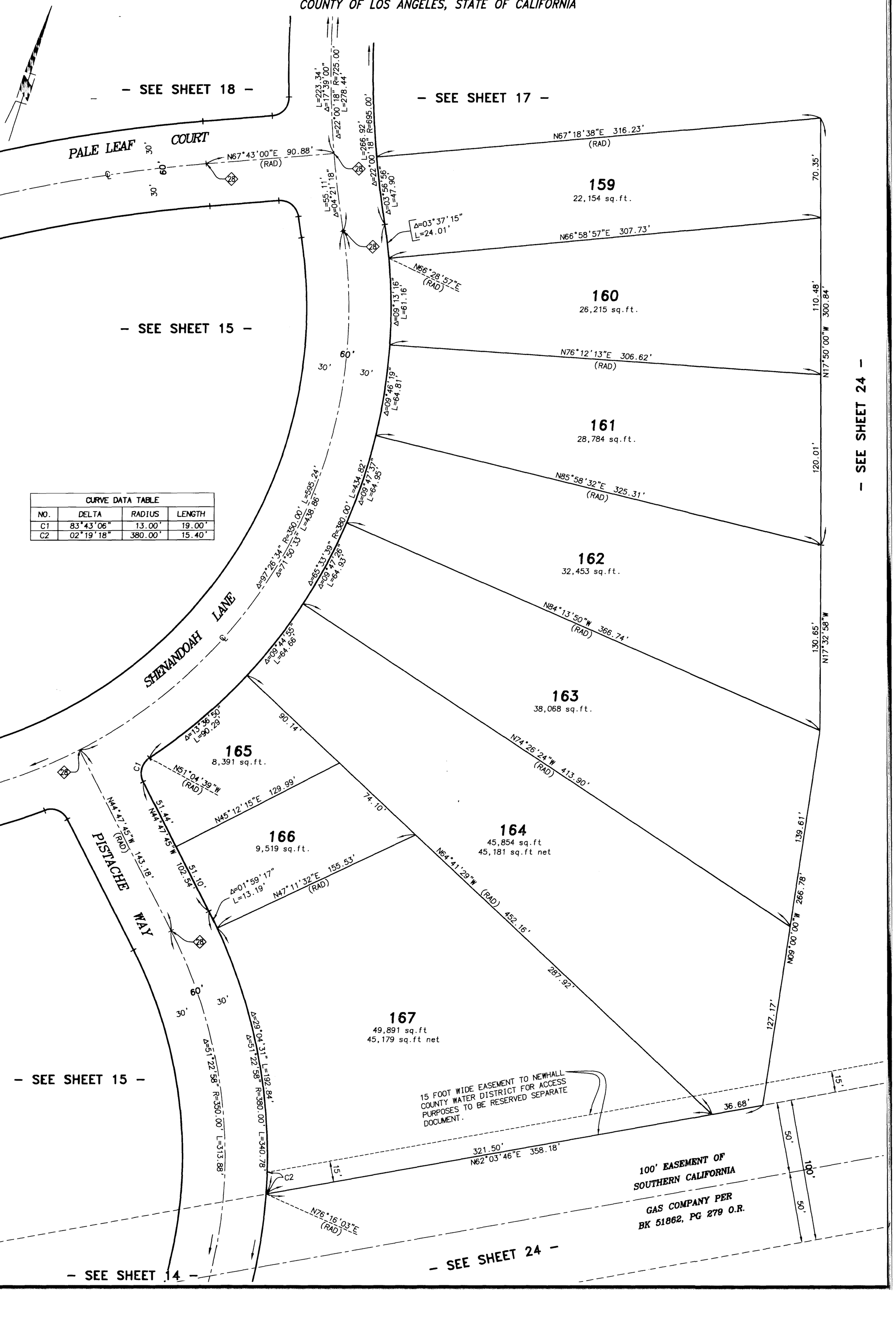
SHEET 16 OF 32 SHEETS

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND:

◈ SEE SHEET 5 FOR MONUMENT LEGEND



159
22,154 sq.ft.

160
26,215 sq.ft.

161
28,784 sq.ft.

162
32,453 sq.ft.

163
38,068 sq.ft.

164
45,854 sq.ft
45,181 sq.ft net

165
8,391 sq.ft.

166
9,519 sq.ft.

167
49,891 sq.ft
45,179 sq.ft net

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	83°43'06"	13.00'	19.00'
C2	02°19'18"	380.00'	15.40'

SCALE: 1" = 40'

SHEET 17 OF 32 SHEETS

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND:

◈ SEE SHEET 5 FOR MONUMENT LEGEND

– SEE SHEET 19 –

N44°50'55"E 225.17'

N69°00'00"W 1086.84'
254.44'

N44°49'25"E
(RAD)

Δ=148°23'50" R=395.00' L=1023.06'

Δ=35°38'48" L=245.75'

Δ=153°03'29" R=365.00' L=975.05'

152
103,054 sq.ft.

N00°00'00"E 235.34'

N80°28'13"E 289.22'
(RAD)

Δ=04°53'47"
L=33.76'

28

LANE

SHENANDOAH

153
31,282 sq.ft.

58.16'

N85°22'00"E 310.16'

118.90'

N16°00'00"W 193.94'

N04°38'00"W 174.78'

64.60'

154
20,456 sq.ft.

N85°22'00"E 323.14'

65.89'

52.02'

Δ=00°44'38"
L=9.02'

9.15'

155
19,212 sq.ft.

N84°37'22"E 327.88'
(RAD)

47.90'

Δ=05°36'00"
L=67.93'

156
17,029 sq.ft.

N79°01'22"E 327.88'
(RAD)

35.87'

160.75'

N08°10'38"W

36.20'

157
16,958 sq.ft.

Δ=05°35'51"
L=67.90'

N73°25'31"E 324.34'
(RAD)

Δ=22°00'18" R=695.00' L=266.92'

40.78'

158
18,298 sq.ft.

Δ=22°00'18" R=725.00' L=278.44'

Δ=17°39'00" L=223.34'

Δ=06°06'53"
L=74.17'

N67°18'38"E 316.23'
(RAD)

N04°38'00"W 174.78'

60'

30'

30'

N67°43'00"E 90.88'
(RAD)

PALE LEAF COURT

L=55.11'
Δ=04°21'18"

– SEE SHEET 18 –

– SEE SHEET 29 –

– SEE SHEET 24 –

– SEE SHEET 16 –

– SEE SHEET 15 –

SCALE: 1" = 40'

SHEET 18 OF 32 SHEETS

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

– SEE SHEET 19 –

– SEE SHEET 20 –

– SEE SHEET 17 –

– SEE SHEET 16 –

– SEE SHEET 15 –

EASEMENT LEGEND:

(B) 10 FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE HOA TO BE RESERVED BY SEPARATE DOCUMENT.

LEGEND:

(#) SEE SHEET 5 FOR MONUMENT LEGEND

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N32°44'00"W	11.49'
L2	N12°27'05"W	23.35'
L3	N77°32'55"E	43.52'
L4	N70°19'36"E	39.07'
L5	N31°02'12"W	14.33'
L6	N44°38'19"W	10.40'
L7	N73°28'08"E	41.84'
L8	N64°45'38"E	32.08'
L9	N34°58'16"E	28.78'
L10	N84°15'05"E	23.78'
L11	N47°40'00"E	35.04'
L12	N44°38'19"W	17.78'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	89°52'11"	13.00'	20.39'
C2	02°15'15"	1075.00'	42.29'
C3	86°47'25"	13.00'	19.69'
C4	01°44'36"	755.00'	22.97'
C5	00°45'31"	755.00'	10.00'

SCALE: 1" = 40'

SHEET 19 OF 32 SHEETS

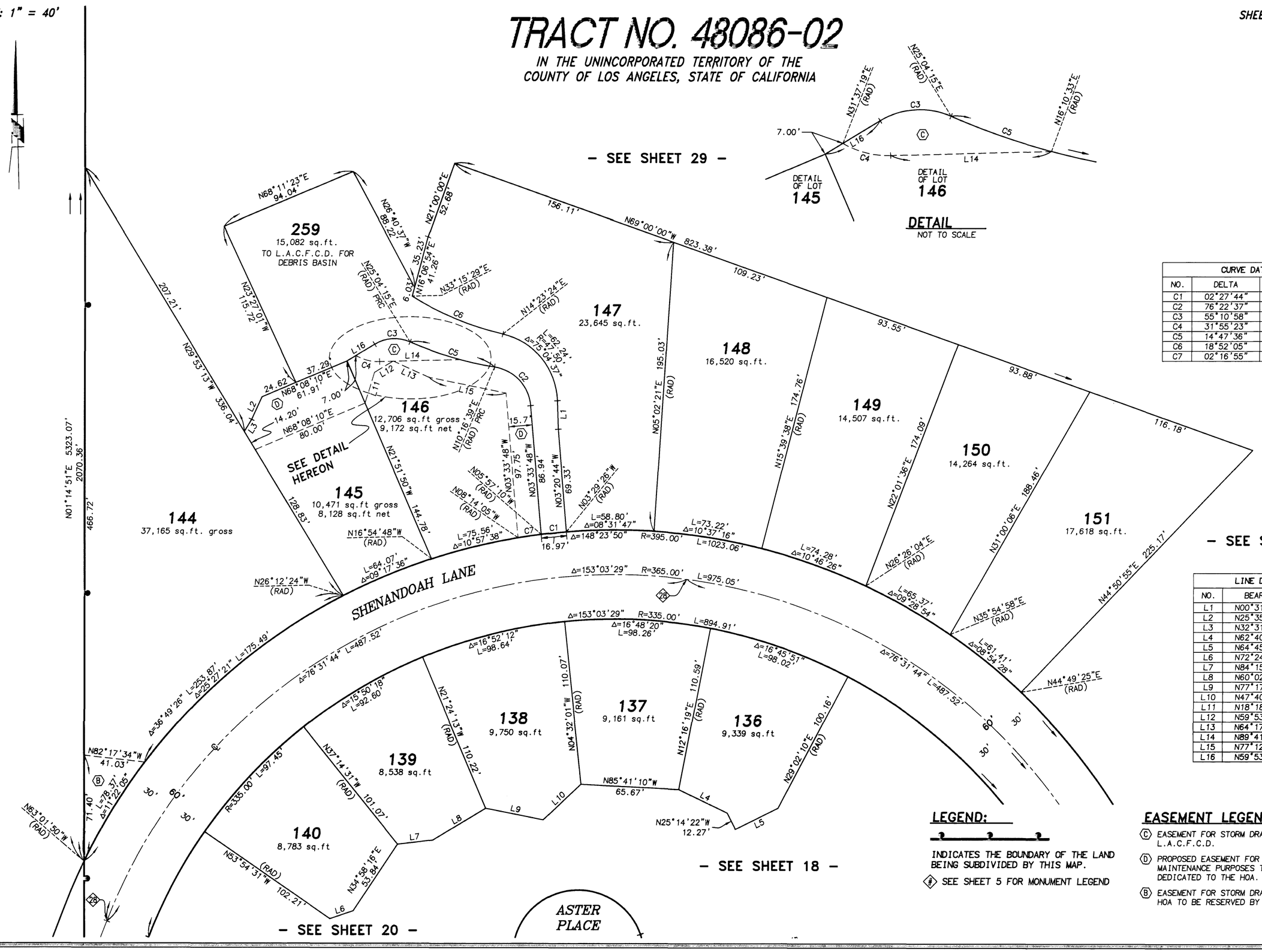
TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DETAIL
NOT TO SCALE

– SEE SHEET 29 –

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	02°27'44"	395.00'	16.97'
C2	76°22'37"	28.70'	38.26'
C3	55°10'58"	25.70'	24.75'
C4	31°55'23"	30.00'	16.71'
C5	14°47'36"	230.00'	59.38'
C6	18°52'05"	201.00'	66.19'
C7	02°16'55"	395.00'	15.73'



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N00°31'59"W	19.21'
L2	N25°35'07"E	16.75'
L3	N32°31'06"E	9.51'
L4	N62°40'25"W	36.05'
L5	N64°45'38"E	32.08'
L6	N72°24'26"E	16.46'
L7	N84°15'05"E	23.78'
L8	N60°02'56"E	41.41'
L9	N77°17'20"W	39.31'
L10	N47°40'00"E	35.04'
L11	N18°18'01"E	21.71'
L12	N59°53'17"E	14.63'
L13	N64°17'44"W	26.04'
L14	N89°41'56"E	53.95'
L15	N77°12'32"W	53.04'
L16	N59°53'17"E	21.65'

– SEE SHEET 17 –

– SEE SHEET 18 –

– SEE SHEET 20 –

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) SEE SHEET 5 FOR MONUMENT LEGEND

EASEMENT LEGEND:

(C) EASEMENT FOR STORM DRAIN PURPOSES TO L.A.C.F.C.D.

(D) PROPOSED EASEMENT FOR SLOPE MAINTENANCE PURPOSES TO BE DEDICATED TO THE HOA.

(B) EASEMENT FOR STORM DRAIN PURPOSES TO THE HOA TO BE RESERVED BY SEPARATE DOCUMENT.

SCALE: 1" = 40'

– SEE SHEET 19 –

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	00°54'53"	929.00'	14.83'
C2	85°48'10"	13.00'	19.47'
C3	00°07'24"	1104.00'	2.38'
C4	01°25'32"	1046.00'	26.03'
C6	02°15'15"	1075.00'	42.29'
C7	42°55'47"	37.50'	28.10'
C9	05°03'39"	380.00'	33.56'
C10	00°01'21"	929.00'	0.36'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N32°44'00"W	11.49'
L2	N24°06'38"W	15.00'
L3	N34°58'16"E	25.05'
L4	N31°08'57"W	7.83'
L5	N34°01'00"W	20.25'
L6	N28°50'35"E	1.28'
L7	N13°13'19"W	13.97'
L8	N76°07'22"E	20.13'
L9	N64°19'02"E	20.57'

– SEE SHEET 18 –

SHENANDOAH LANE

2070.36'
30'
60'
30'
Δ=153°03'29" R=365.00' L=975.05'
Δ=76°31'44" L=487.52'
Δ=153°03'29" R=335.00' L=894.91'
Δ=13°46'57" L=80.58'
79.85'
159.20'
79.36'
42.65'
N22°18'31"E
N53°54'31"W 102.21'
L3
N69°31'55"W 102.02'
N72°24'26"E 16.46'
4.26'
141
7,566 sq.ft
N67°41'29"W 94.88'
N24°01'03"E 47.84'
N68°56'45"E 17.33'
62.47'
N22°18'31"E 82.95'
142
6,187 sq.ft.
116
26,862 sq.ft.
N24°21'56"E 69.65'
53.96'
N63°16'25"W 92.66'
16.23'
C9
N24°21'56"E 15.69'
N67°41'29"W 160.61'
N14°02'53"E 28.61'
N62°37'50"W (RAD)
N25°04'42"W 46.90'
143
17,040 sq.ft.
115
20,205 sq.ft.
151.70'
N02°56'11"W 32.23'
N16°42'10"E 18.69'
N84°45'40"E 241.99' (RAD)
N77°06'48"E 69.02'
N67°45'19"E 52.13'
114
41,223 sq.ft.
N66°11'11"W (RAD)
Δ=208°18'01" R=44.00' L=159.96'
N73°58'57"E (RAD)
N76°46'41"E 15.00'
Δ=65°31'16" L=50.32'
N41°31'20"W 30.00'
N13°13'19"W 102.96'
Δ=28°18'01" R=88.00' L=43.47'
L7
Δ=04°23'17" L=20.75'
Δ=08°00'20" R=271.00' L=37.87'
N84°47'01"E 89.51'
Δ=03°37'03" L=17.11'
115
C10
114
N05°12'59"W 42.53'
Δ=08°00'20" R=300.00' L=41.92'
N05°12'59"W 42.53'
N81°05'54"E (RAD)
Δ=03°39'46" L=59.39'
29'
58'
29'
14.83' MIN
C1
N83°03'26"E 139.46'
N81°08'23"E 88.35'
N80°11'01"E (RAD)
N34°07'24"E 21.65'
N08°42'17"E 8.84'
260
8,352 sq.ft.
PRIVATE DEBRIS BASIN
N03°07'26"E 44.19'
N09°20'37"W 67.50'
113
6,020 sq.ft.
5,890 sq.ft net
Δ=04°03'39" L=65.84'
4.14'
71.16'
75.30'
N81°08'23"E
L8
N38°33'53"W 12.42'
L4
6.40'
L5
Δ=57°39'58" R=55.25' L=55.60'
N57°24'58"W (RAD)
Δ=03°48'05" L=61.64'
Δ=25°42'26" R=929.00' L=416.82'
Δ=03°55'18" L=63.59'
N01°14'51"E 5323.07'
1666.99'
117.45'
235.22'
N88°45'09"W 241.62'
53.58'
112
23,015 sq.ft.
N72°19'17"E 122.18' (RAD)
N88°45'09"W 283.88'
63.16'
111
26,917 sq.ft.
N68°23'59"E 111.75' (RAD)
N88°45'09"W 319.14'
91.38'
110
38,621 sq.ft.
N86°30'43"W 10.67'
58.00'
N59°03'05"E
11.20'
N59°03'05"E 65.55'
54.35'
L9
Δ=05°14'27" L=84.98'
N59°04'33"E (RAD) PRC
109
9,745 sq.ft.
N30°56'55"W 108.49'
N34°59'15"W (RAD) PRC
C3
C2
(RAD)
L1
C6
N88°45'09"W 316.42'
120.33'
N30°35'52"W (RAD)
N29°10'20"W (RAD) PCC
108
45,524 sq.ft.
Δ=04°23'23" L=80.14'
R=1046.00' L=106.16'
C4
Δ=05°48'54"
N34°51'51"W (RAD) PCC
29'
58'
29'
N73°09'16"W (RAD)
L=57.50'
Δ=74°52'38"
Δ=205°30'00"
R=44.00' L=158.07'
30.00'
N88°16'38"W
L=47.45'
R=88.00'
Δ=30°53'42"
PALE LEAF COURT
Δ=10°52'36" R=1075.00'
L=204.07'
N88°45'11"W 279.92'
L2

– SEE SHEET 21 –

– SEE SHEET 15 –

ASTER PLACE
Δ=27°31'01" R=900.00' L=432.23'

TRACT 36493

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

SEE SHEET 5 FOR MONUMENT LEGEND

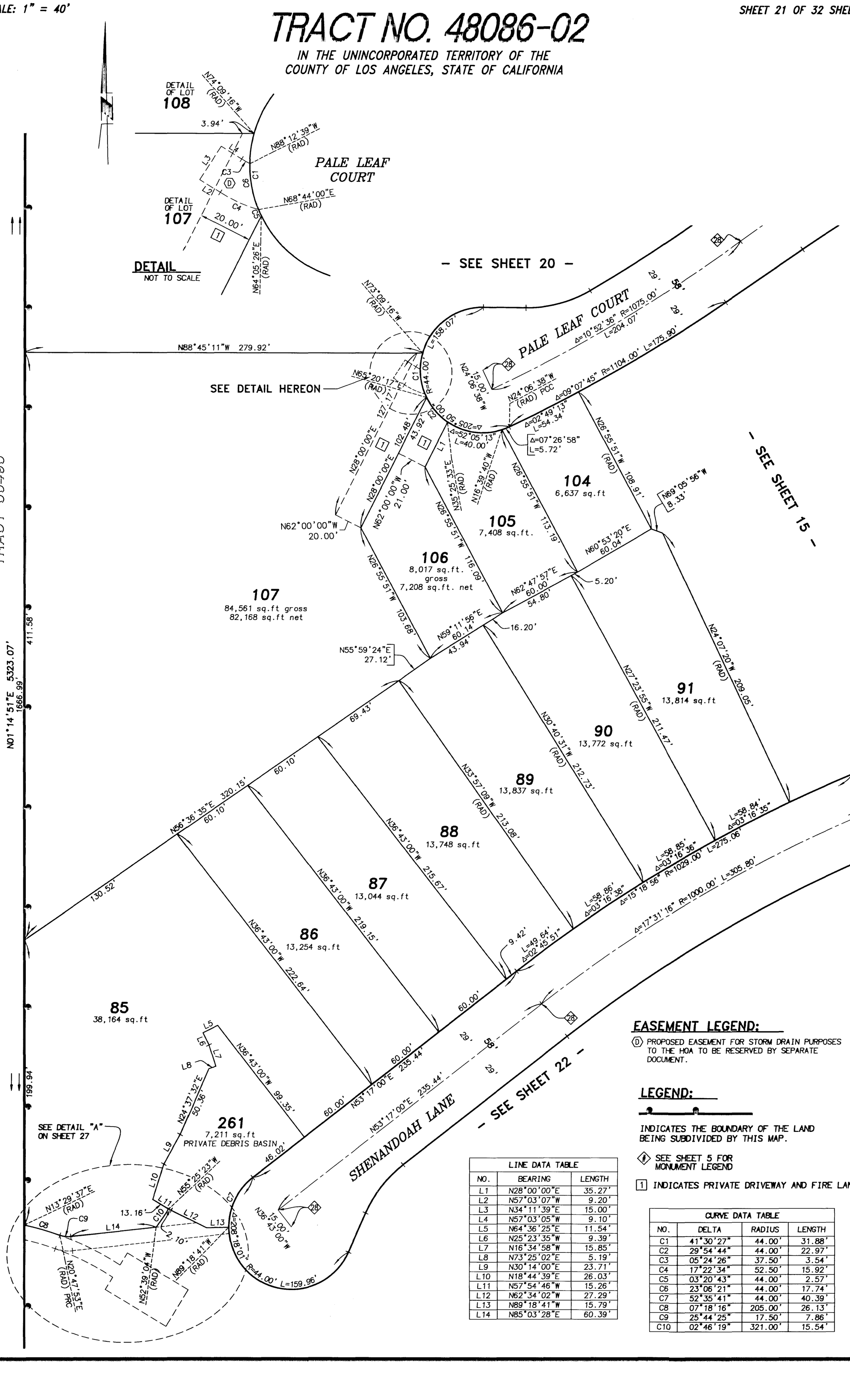
– SEE SHEET 18 –

SCALE: 1" = 40'

SHEET 21 OF 32 SHEETS

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



EASEMENT LEGEND:

(D) PROPOSED EASEMENT FOR STORM DRAIN PURPOSES TO THE HOA TO BE RESERVED BY SEPARATE DOCUMENT.

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

SEE SHEET 5 FOR MONUMENT LEGEND

[1] INDICATES PRIVATE DRIVEWAY AND FIRE LANE

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N28°00'00"E	35.27'
L2	N57°03'07"W	9.20'
L3	N34°11'39"E	15.00'
L4	N57°03'05"W	9.10'
L5	N64°36'25"E	11.54'
L6	N25°23'35"W	9.39'
L7	N16°34'58"W	15.85'
L8	N73°25'02"E	5.19'
L9	N30°14'00"E	23.71'
L10	N18°44'39"E	26.03'
L11	N57°54'46"W	15.26'
L12	N62°34'02"W	27.29'
L13	N89°18'41"W	15.79'
L14	N85°03'28"E	60.39'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	41°30'27"	44.00'	31.88'
C2	29°54'44"	44.00'	22.97'
C3	05°24'26"	37.50'	3.54'
C4	17°22'34"	52.50'	15.92'
C5	03°20'43"	44.00'	2.57'
C6	23°06'21"	44.00'	17.74'
C7	52°35'41"	44.00'	40.39'
C8	07°18'16"	205.00'	26.13'
C9	25°44'25"	17.50'	7.86'
C10	02°46'19"	321.00'	15.54'

SCALE: 1" = 40'

SHEET 22 OF 32 SHEETS

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) SEE SHEET 5 FOR MONUMENT LEGEND

[1] INDICATES PRIVATE DRIVEWAY AND FIRE LANE

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	26°37'02"	44.00'	20.44'
C2	24°05'18"	44.00'	18.50'
C3	11°16'38"	88.00'	17.32'
C4	17°01'23"	88.00'	26.15'
C5	07°18'16"	205.00'	26.13'
C6	25°44'25"	17.50'	7.86'
C7	02°46'19"	321.00'	15.54'

– SEE SHEET 21 –

– SEE SHEET 21 –

SHENANDOAH LANE

SEE DETAIL "A" ON SHEET 27

N01°14'51"E 5323.07'
1666.99'
247.39'

N13°29'37"E (RAD)
N55°25'23"W (RAD)
N85°03'28"E 60.39'
N62°34'02"W 27.29' (RAD)
N52°39'04"W (RAD)
N20°47'53"E (RAD) PRC
L1 L2 L3 C5 C6 C7

N36°43'00"W 15.00'
Δ=28°18'01" R=88.00' L=43.47'
N24°56'59"E 30.00'
N53°44'23"W (RAD)
C4 C3 C2 C1 [1]
R=44.00' L=159.96'
Δ=52°54'47" L=40.63'
N14°18'41"W (RAD)
N40°55'43"W (RAD)
N53°17'00"E 20.00'

N53°17'00"E 235.44'
Δ=17°31'16" R=1000.00' L=305.80'
29.58'
29.58'
34.24'
N53°17'00"E 146.44'
52.20'
Δ=00°30'05" L=8.50'
N53°17'00"E 60.00'
Δ=03°51'46" L=65.46'
Δ=03°51'30" L=65.39'
Δ=17°31'16" R=971.00' L=296.93'
Δ=03°51'45" L=65.46'
Δ=03°51'45" L=65.46'

N38°36'06"E 265.57' (RAD)
N38°36'06"E 283.41'
N39°16'04"W 99.91'
210.48'
142.60'
N50°43'56"E 188.67'
N50°43'56"E 226.44'
46.07'
246.58'
903.99'
N62°03'46"E 1804.24'
N62°03'46"E 1796.49'
879.07'

N36°43'00"W 229.76'
N36°43'00"W 265.05'
N36°43'00"W 278.18'
N36°43'00"W 287.44'
N36°12'55"W 296.39'
N32°21'09"W (RAD) 301.43'
N28°29'39"W (RAD) 303.39'
N24°37'53"W (RAD) 302.31'
N20°46'08"W (RAD) 298.16'

60.71' 60.71' 60.71' 58.80' 45.58' 45.06' 45.05' 45.40'

50' 50' 100'

84 22,110 sq.ft 18,933 sq.ft net

83 28,382 sq.ft

82 44,926 sq.ft gross 44,459 sq.ft. net

81 14,788 sq.ft

80 16,380 sq.ft

79 16,968 sq.ft

78 17,348 sq.ft

77 16,567 sq.ft

76 16,706 sq.ft

75 16,744 sq.ft

74 16,627 sq.ft

100' EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY PER BK 51862 PG 279, O.R.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N36°43'00"W	25.74'
L2	N89°18'41"W	15.79'
L3	N57°54'46"W	2.10'

– SEE SHEET 23 –

– SEE SHEET 15 –

14/4/42

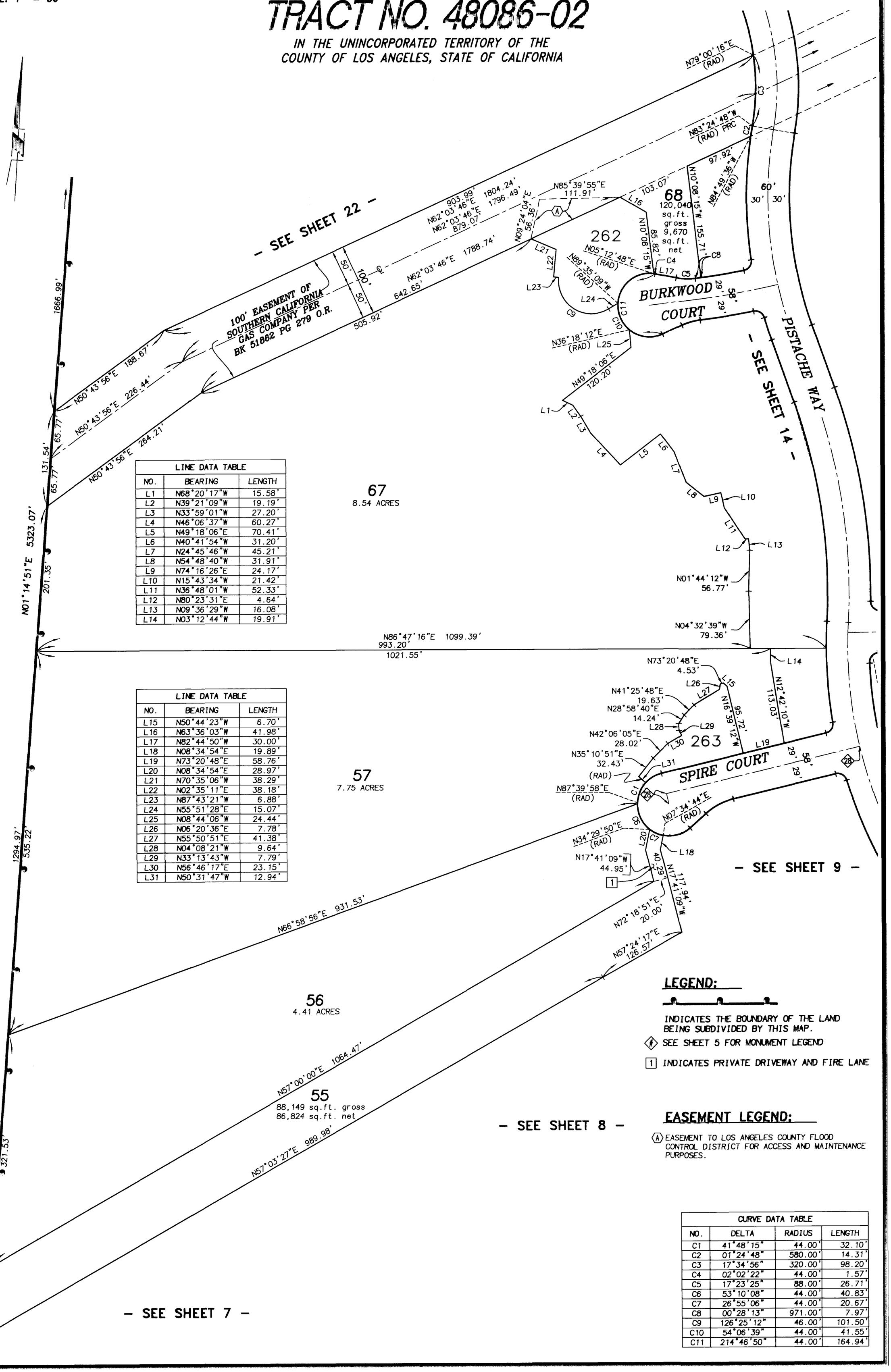
BOOK 1414 PAGE 42

SCALE: 1" = 80'

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 23 OF 32 SHEETS



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N68°20'17"W	15.58'
L2	N39°21'09"W	19.19'
L3	N33°59'01"W	27.20'
L4	N46°06'37"W	60.27'
L5	N49°18'06"E	70.41'
L6	N40°41'54"W	31.20'
L7	N24°45'46"W	45.21'
L8	N54°48'40"W	31.91'
L9	N74°16'26"E	24.17'
L10	N15°43'34"W	21.42'
L11	N36°48'01"W	52.33'
L12	N80°23'31"E	4.64'
L13	N09°36'29"W	16.08'
L14	N03°12'44"W	19.91'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L15	N50°44'23"W	6.70'
L16	N63°36'03"W	41.98'
L17	N82°44'50"W	30.00'
L18	N08°34'54"E	19.89'
L19	N73°20'48"E	58.76'
L20	N08°34'54"E	28.97'
L21	N70°35'06"W	38.29'
L22	N02°35'11"E	38.18'
L23	N87°43'21"W	6.88'
L24	N55°51'28"E	15.07'
L25	N08°44'06"W	24.44'
L26	N06°20'36"E	7.78'
L27	N55°50'51"E	41.38'
L28	N04°08'21"W	9.64'
L29	N33°13'43"W	7.79'
L30	N56°46'17"E	23.15'
L31	N50°31'47"W	12.94'

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

◈ SEE SHEET 5 FOR MONUMENT LEGEND

[1] INDICATES PRIVATE DRIVEWAY AND FIRE LANE

EASEMENT LEGEND:

Ⓐ EASEMENT TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR ACCESS AND MAINTENANCE PURPOSES.

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	41°48'15"	44.00'	32.10'
C2	01°24'48"	580.00'	14.31'
C3	17°34'56"	320.00'	98.20'
C4	02°02'22"	44.00'	1.57'
C5	17°23'25"	88.00'	26.71'
C6	53°10'08"	44.00'	40.83'
C7	26°55'06"	44.00'	20.67'
C8	00°28'13"	971.00'	7.97'
C9	126°25'12"	46.00'	101.50'
C10	54°06'39"	44.00'	41.55'
C11	214°46'50"	44.00'	164.94'

1414/43

BOOK 1414 PAGE 43

SCALE: 1" = 80'

SHEET 24 OF 32 SHEETS

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

EASEMENT LEGEND:

(G) EASEMENT FOR ACCESS PURPOSES FOR THE BENEFIT OF LOT 258, BY THIS MAP

(H) PROPOSED 15 FOOT WIDE EASMENT FOR ACCESS PURPOSES TO BE RESERVED TO NEWHALL COUNTY WATER DISTRICT BY SEPARATE DOCUMENT.

(J) CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N62°03'46"E	36.05'
L2	N50°56'11"W	26.45'
L3	N01°02'23"W	67.46'
L4	N50°56'11"W	9.55'
L5	N01°02'23"W	60.48'
L9	N02°32'35"W	79.84'
L10	N16°00'00"W	26.93'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	10°22'53"	275.00'	49.83'
C2	01°53'34"	213.00'	7.04'
C3	15°42'41"	213.00'	58.41'
C4	36°02'48"	87.00'	54.73'
C5	05°44'43"	382.00'	38.30'
C6	19°56'45"	248.50'	86.51'
C9	21°31'06"	382.00'	143.47'
C10	21°31'06"	350.00'	131.45'
C11	19°26'17"	350.00'	118.74'
C12	16°21'44"	380.00'	108.52'
C13	08°25'16"	380.00'	55.85'
C14	07°56'28"	380.00'	52.67'
C15	25°18'43"	318.00'	140.49'
C16	25°18'43"	350.00'	154.62'

- SEE SHEET 28 -

- SEE SHEET 17 -

N74°39'01"E 657.48'
168.52'
66.28'
95.85'
54.10'
126.58'
70.69'
141.74'
L10
N08°10'38"W 160.75'
N17°50'00"W 300.84'
N17°32'58"W 130.65'
N00°00'00"W 266.78'

SEE SHEETS 29-32
FOR EASEMENT DETAILS

257
16.85 ACRES gross
13.55 ACRES net
PRIVATE PARK

N22°26'34"W 749.83'

- SEE SHEET 28 -

- SEE SHEET 16 -

N62°03'46"E 376.40'
371.61'
N62°03'46"E 1804.24'
N62°03'46"E 1796.49'
851.60'
N62°03'46"E 1788.74'
719.83'

100' EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY PER BK 51862, PG 279 O.R.

314.86'
N68°26'58"E 622.81'
N68°26'58"E 636.41'
312.85'
N68°26'58"E 650.01'
310.84'

50.01'
100.01'
50.01'

SEE DETAIL SHEET 13

N76°16'03"E (RAD)
358.18'
60'
30' 30'
50'
100'
C14
C12
C13 N87°22'13"W (RAD)
N83°24'48"W (RAD)

PISTACHE WAY

N79°23'44"E (RAD)
N20°59'08"W 66.63'
N22°52'42"W 31.69'
N38°35'23"W 31.98'
N05°32'31"W (RAD)
N09°18'20"W (RAD)

N25°47'06"W 178.24'
N57°36'45"E (RAD)
114.62'
Δ=19°31'58"
R=44.00'
L=15.00'
109.78'
N38°04'47"E (RAD)
105.55'
N38°29'22"E
122.92'
154.92'
N03°33'37"W (RAD)

258

- SEE SHEET 13 -

LINDERA AVENUE

128.05'
N89°46'00"W

CALLUNA DRIVE

- SEE SHEET 12 -

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) SEE SHEET 5 FOR MONUMENT LEGEND

SCALE: 1" = 40'

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 25 OF 32 SHEETS

TRACT NO. 48086-01
1398 MB 91-97

252
38,220 sq.ft.
PRIVATE PARK

251
57,637 sq.ft. gross
PUBLIC FACILITIES

250
FIRE STATION

253

STONECREST ROAD

YELLOWSTONE ROAD

VALLEY CANYON ROAD

STATE HIGHWAY 14
(ANTELOPE VALLEY FREEWAY)

C/L VALLEY CANYON ROAD

YELLOWSTONE LANE

N71°39'00"E 357.89'
112.12'
L=239.17'
Δ=18°45'33" R=730.50'
Δ=14°06'49" L=179.94'
L=59.23'
Δ=04°38'44"
N37°06'33"W (RAD)
N52°53'27"E 93.53'
N41°16'35"E 142.34'
N55°28'15"W 41.13'
N67°55'15"W (RAD) 64.00'
Δ=21°22'42" R=518.00' L=193.28'
Δ=24°15'41" R=582.00' L=246.44'
Δ=28°28'09" R=550.00' L=273.28'
Δ=31°24'59" R=550.00' L=301.58'
Δ=30°10'18" R=518.00' L=272.78'
Δ=57°56'22" R=518.00' L=523.82'
N19°34'00"W 239.14'
N27°55'43"W (RAD)
N32°27'49"W 145.47'
N87°49'04"E (RAD) PRC
N10°58'06"W (RAD) PRC
Δ=16°57'37" L=127.88'
Δ=21°20'13" L=160.88'
Δ=38°17'50" R=432.00' L=288.76'
N49°15'56"W (RAD) PRC
N46°50'48"W (RAD)
N05°15'42"W (RAD)
Δ=47°43'55" R=550.00' L=458.19'
Δ=44°00'14" R=400.00' L=307.20'
Δ=38°37'46" L=269.68'
N83°36'36"E (RAD) R=550'
N51°43'53"W (RAD) "C6" PCC
N51°40'29"W (RAD) R=570' PCC
N71°29'19"E 268.71'
68.49'
11.61'
N43°53'28"W (RAD)
N81°59'17"E (RAD)
N34°17'53"W (RAD) R=570'
Δ=17°16'09" R=570.00' L=171.80'
N75°26'15"E (RAD) R="C2"
Δ=32°22'50" R=600.00' L=339.09'
Δ=10°38'59" L=111.52'
N25°39'10"W 65.40'
Δ=16°18'56" R=550.00' L=156.62'
SEE DETAIL HEREON
N28°58'47"W (RAD)
Δ=20°17'09" L=183.40'
Δ=17°52'01" L=161.53'
Δ=27°32'59" L=249.07'
Δ=29°58'07" R=518.00' L=270.94'
Δ=29°58'07" R=550.00' L=287.68'
46'
32'
32'
30'

- SEE SHEET 27 -

- SEE SHEET 26 -

DETAIL OF
LOT 251
N19°34'00"W 2.01'
N40°46'13"W (RAD)
Δ=03°02'02" R=2000.00' L=105.91'
Δ=11°47'25" R=518.00' L=106.59'

DETAIL
NOT TO SCALE

LINE DATA TABLE		
NO.	BEARING	LENGTH
L2	N43°07'00"E	12.60'
L4	N70°42'38"E	80.10'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	81°12'50"	13.00'	18.43'
C2	06°23'22"	518.00'	57.77'
C3	02°56'50"	550.00'	28.29'
C4	02°25'08"	518.00'	21.87'
C5	05°22'28"	400.00'	37.52'
C6	01°35'13"	570.00'	15.79'

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

◇(#) SEE SHEET 5 FOR MONUMENT LEGEND

EASEMENT LEGEND:

◇(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.

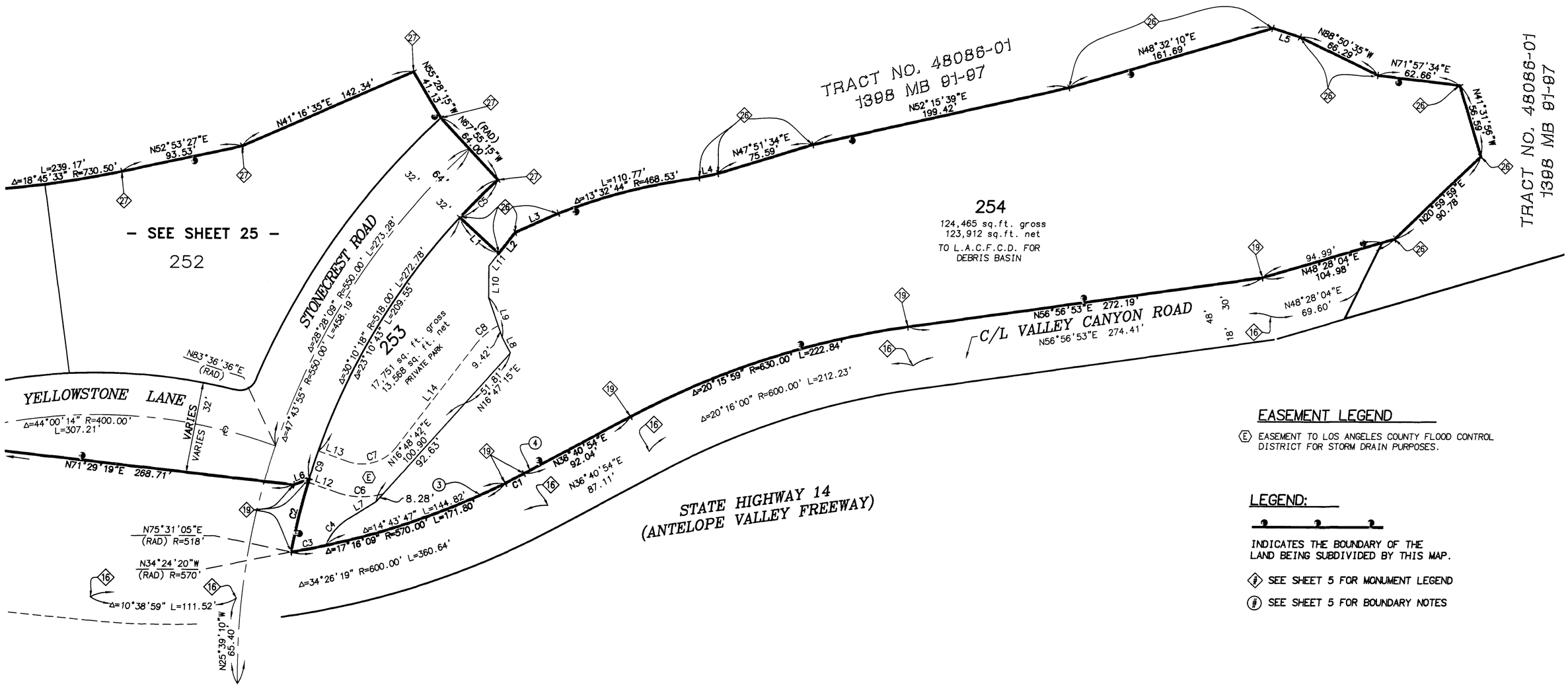
SCALE: 1" = 50'

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N72°27'06"W	40.28'
L2	N12°44'32"E	20.08'
L3	N40°44'32"E	36.12'
L4	N52°01'23"E	14.39'
L5	N82°52'41"E	21.59'
L6	N43°07'00"E	12.60'
L7	N32°58'27"E	24.95'
L8	N51°57'41"W	13.50'
L9	N44°03'13"W	32.00'
L10	N24°15'28"W	24.38'
L11	N12°44'32"E	11.97'
L12	N84°44'18"E	22.85'
L13	N84°44'18"E	23.61'
L14	N12°28'34"E	98.17'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	01°35'13"	570.00'	15.79'
C2	06°23'22"	518.00'	57.77'
C3	02°42'48"	570.00'	26.99'
C4	36°31'11"	42.00'	26.77'
C5	04°31'51"	518.00'	40.96'
C6	36°05'31"	57.50'	36.22'
C7	72°15'44"	32.50'	40.99'
C8	23°30'40"	57.50'	23.59'
C9	02°27'44"	518.00'	22.26'



EASEMENT LEGEND

(E) EASEMENT TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR STORM DRAIN PURPOSES.

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

◇ SEE SHEET 5 FOR MONUMENT LEGEND

(#) SEE SHEET 5 FOR BOUNDARY NOTES

SCALE: 1" = 40'

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

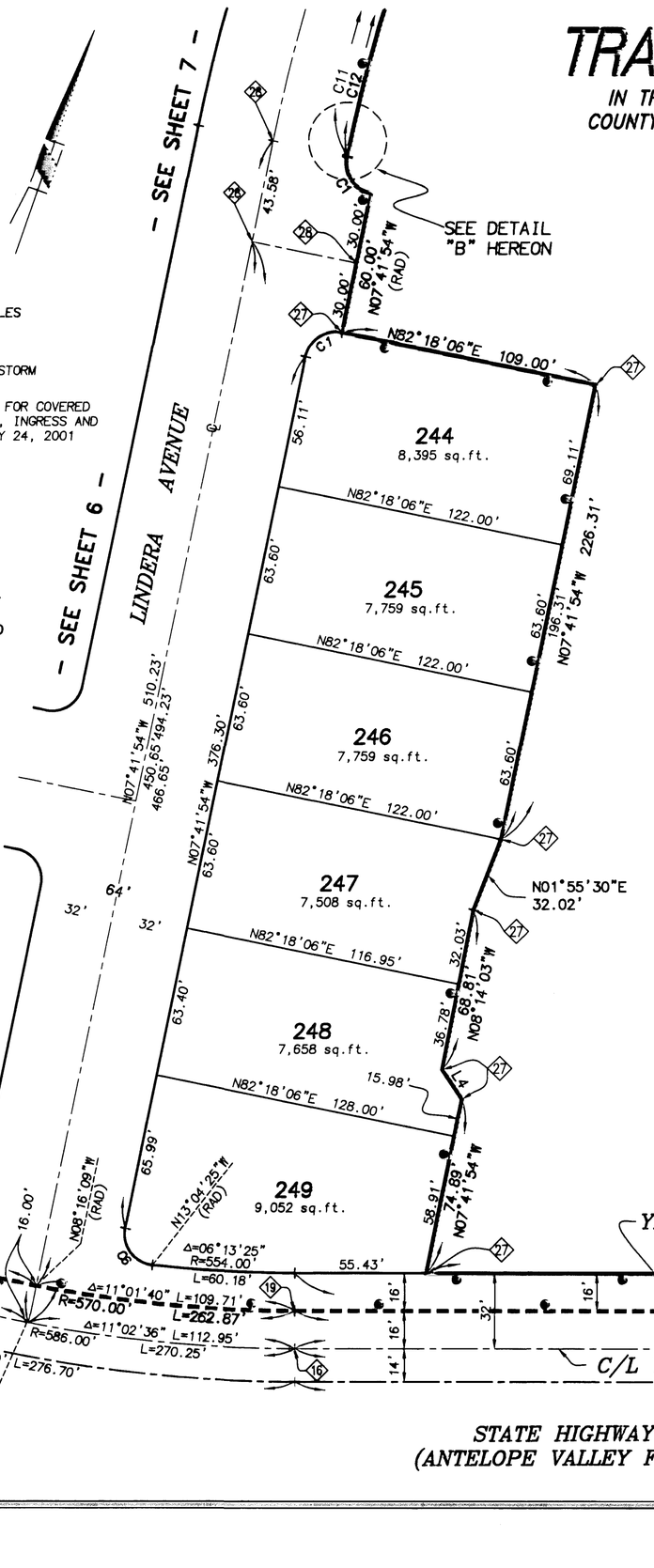
EASEMENT LEGEND:

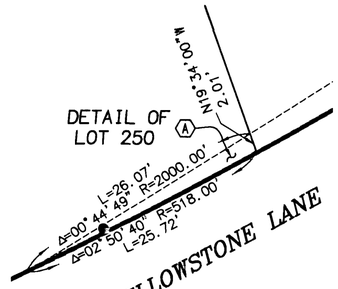
- (A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.
- (C) 10' WIDE EASEMENT TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR STORM DRAIN ACCESS PURPOSES.
- (K) EASEMENT TO PACIFIC BAY PROPERTIES FOR COVERED STORM DRAIN APPURTENANT STRUCTURES, INGRESS AND EGRESS PER DEED RECORDED ON JANUARY 24, 2001 AS INSTRUMENT No. 01-0130801, O.R.

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) SEE SHEET 5 FOR MONUMENT LEGEND

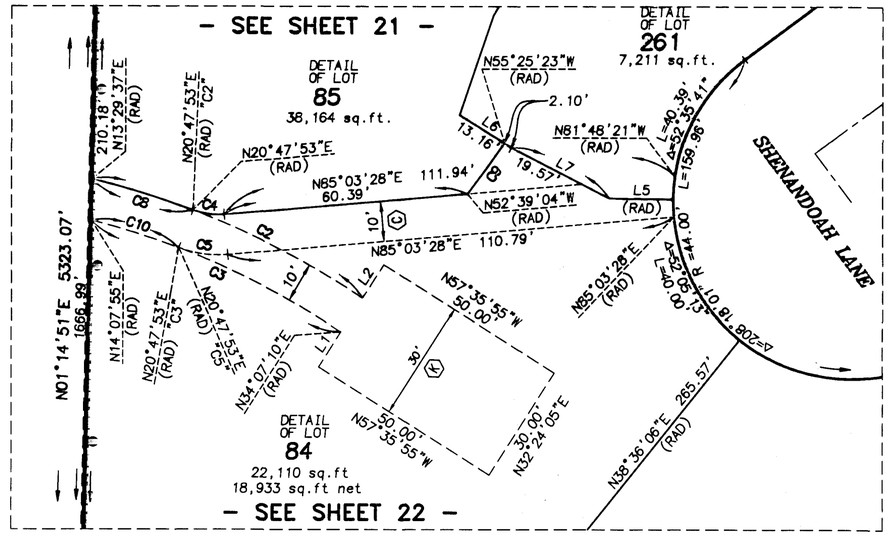




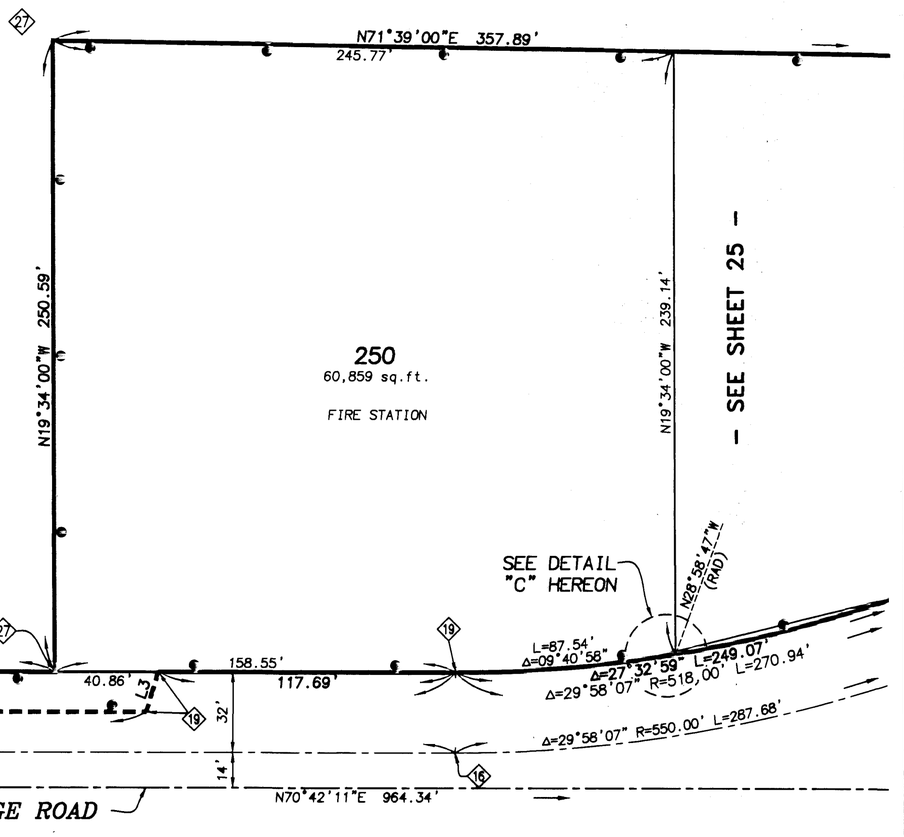
DETAIL "C"
NOT TO SCALE

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N32°24'05"E	10.20'
L2	N32°24'05"E	9.80'
L3	N02°47'58"W	16.69'
L4	N52°52'47"W	15.10'
L5	N89°18'41"W	15.79'
L6	N57°54'46"W	15.26'
L7	N62°34'02"W	27.29'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	90°00'00"	13.00'	20.42'
C2	20°32'31"	205.00'	73.50'
C3	19°59'15"	195.00'	68.03'
C4	25°44'25"	17.50'	7.86'
C5	25°44'25"	27.50'	12.35'
C6	95°22'31"	13.00'	21.64'
C8	07°18'16"	205.00'	26.13'
C9	02°46'19"	321.23'	15.54'
C10	06°39'58"	195.00'	22.69'
C11	59°21'54"	718.00'	743.93'
C12	45°27'18"	718.00'	569.62'



DETAIL "A" OF SHEET 22
NOT TO SCALE



SCALE: 1" = 200'

SHEET 28 OF 32

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

TRACT 48086-01
1398 MB 91-97

100'

255
25,838 sq.ft.
SEE DETAIL "B" HEREON

219.99'
N64°16'42"W

L2 L3 L4 L5 L6 L7 L8

N47°54'37"E 350.51'

SEE DETAIL SHEET 32

30'

N53°54'02"E 122.27' (TIE)

N89°32'28"W 905.04'

N34°23'49"E 1806.47'

100' EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY PER BK 53131, PG 81 O.R.

SEE DETAIL "A" HEREON

N34°24'23"E 134.17'

N32°09'23"E 413.08'

100'

N68°26'58"E 650.01'

100' EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY PER BK 51862, PG 279 O.R.

N22°26'34"W 849.84'

N74°39'01"E 657.48'

235.34'
N00°00'00"E

L10

SEE SHEETS 29-32 FOR EASEMENT DETAILS

256
168.90 ACRES gross
160.26 ACRES net
OPEN SPACE

N89°30'27"W 2641.44'

- SEE SHEET 24 -

257

- SEE SHEET 17 -

- SEE SHEET 16 -

- SEE SHEET 19 -

N69°00'00"W 1086.84'

1511.26'

2070.36'

N01°14'51"E 5323.07'

TRACT 36493

DETAIL "B"

SCALE: 1"=60'

R=74.00'
L=191.98'
Δ=148°38'29"

L11

DETAIL OF LOT 255
25,838 sq.ft.
WATER TANK

EAST 164.85'

N86°25'53"E 111.80'

L12 L13 L14 L15

3.50'

N03°34'07"W 30.00'

SEE DETAIL SHEET 32

30'

DETAIL "A"

NOT TO SCALE

N34°23'49"E 1806.47'

1716.10'

N01°05'43"E 4.31'

N34°24'23"E 130.37'

DETAIL OF LOT 256

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

◇ SEE SHEET 5 FOR MONUMENT LEGEND

EASEMENT LEGEND:

◇J CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES.

◇L 30 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND ROADWAY PURPOSES, GRANTED AS PARCEL 1, IN THE DOCUMENT RECORDED MAY 23, 2018 AS INSTRUMENT No. 20180513286, OF OFFICIAL RECORDS.

LINE TABLE

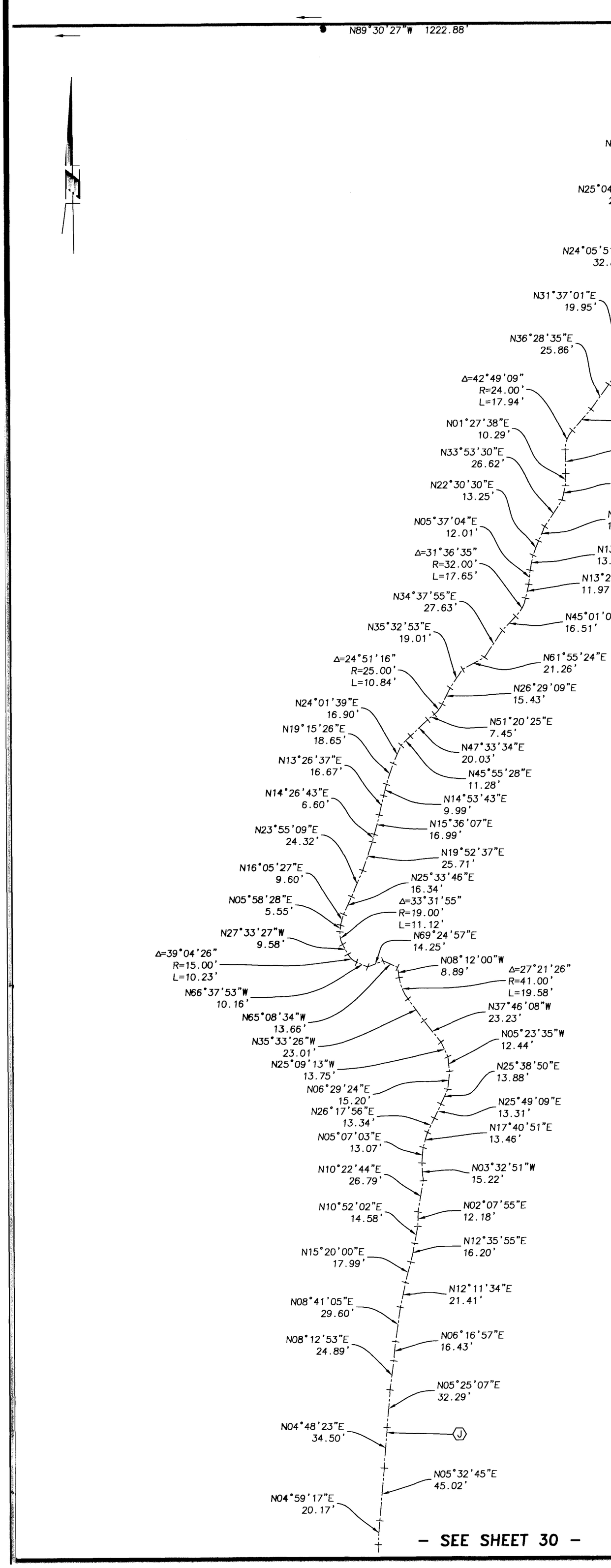
NO.	DIRECTION	LENGTH
L2	N42°05'23"W	57.21'
L3	N28°29'14"W	114.48'
L4	N05°12'54"E	42.73'
L5	N10°41'20"W	99.80'
L6	N22°01'53"E	60.59'
L7	N29°37'08"E	52.01'
L8	N42°05'23"W	110.97'
L10	N16°00'00"W	167.01'
L11	N00°00'00"E	16.02'
L12	N25°39'54"W	75.16'
L13	N00°00'00"E	66.74'
L14	N82°48'51"E	10.92'
L15	N03°34'07"W	26.50'

SCALE: 1" = 60'

SHEET 29 OF 32 SHEETS

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



DETAIL OF LOT 256

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

◈ SEE SHEET 5 FOR MONUMENT LEGEND

EASEMENT LEGEND:

Ⓙ CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES.

– SEE SHEET 30 –

SCALE: 1" = 60'

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

– SEE SHEET 29 –

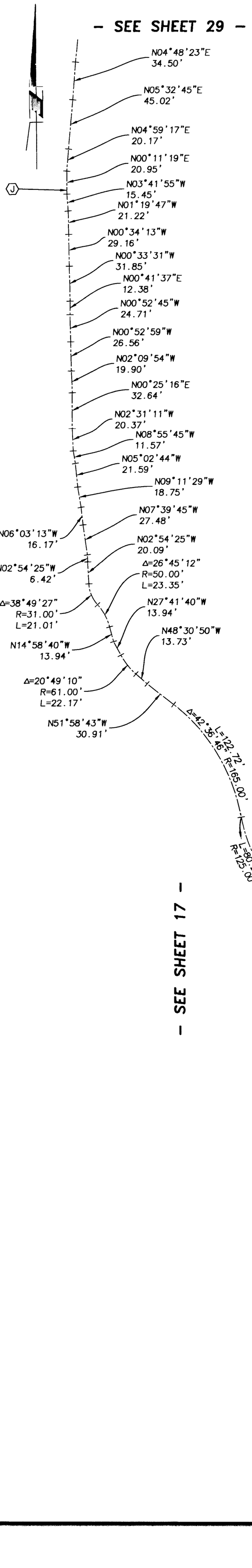
– SEE SHEET 17 –

– SEE SHEET 31 –

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N48°18'06"W	5.73'
L2	N47°37'54"W	3.68'
L3	N15°38'27"W	13.68'
L4	N00°54'59"E	9.98'
L5	N04°36'58"E	5.99'
L6	N56°55'59"W	10.51'
L7	N50°25'35"W	8.42'
L8	N41°23'57"W	28.65'
L9	N40°22'44"W	32.02'
L10	N54°14'02"E	21.44'
L11	N68°09'28"E	25.05'
L12	N31°07'05"W	22.74'
L13	N33°18'07"W	19.54'
L14	N84°51'03"W	22.83'
L15	N86°50'38"W	21.63'
L16	N87°12'07"W	18.88'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	61°32'57"	10.00'	10.74'
C2	58°27'16"	10.00'	10.20'

DETAIL OF LOT 256



EASEMENT LEGEND:

(J) CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES.

SCALE: 1" = 60'

SHEET 31 OF 32 SHEETS

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

– SEE SHEET 32 –

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N44°53'54"W	24.27'
L2	N38°26'29"W	10.97'
L3	N26°50'34"W	10.04'
L4	N17°25'04"W	8.65'
L5	N18°26'01"W	11.10'
L6	N19°12'27"W	20.52'
L9	N68°45'36"W	13.53'
L10	N49°58'14"W	17.33'
L11	N45°00'55"W	10.35'
L12	N36°53'05"W	13.40'
L13	N20°20'00"W	14.46'
L14	N43°40'57"W	22.30'
L15	N66°10'22"W	27.32'

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

SEE SHEET 5 FOR MONUMENT LEGEND

EASEMENT LEGEND:

(J) CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES.

Δ=98°51'27" R=20.50' L=35.37'
N72°25'00"W 26.98'
N83°13'56"E 6.70'
N75°00'50"W 29.23'
N36°53'06"W 6.53'
N69°18'53"E 40.02'
N76°19'24"W 43.37'
Δ=129°03'12" R=5.00' L=11.26'
L13 L14 L15
Δ=44°30'45" R=19.00' L=14.76'
(J)
N14°03'42"E 22.07'
N14°59'29"E 10.23'
N18°26'40"E 14.88'
N27°43'59"E 17.37'
N28°13'13"E 21.74'
N07°37'47"W 17.25'
N09°58'13"W 12.91'
Δ=03°45'36" R=286.84' L=18.82'
N86°01'22"W 14.56'
N03°52'54"W 32.42'
N84°58'38"W 20.14'
L9 L10 L11 L12
Δ=146°59'49" R=6.00' L=15.39'
N61°06'15"W 10.99'
N77°50'40"E 21.80'
Δ=17°12'53" R=30.62' L=9.20'
N54°41'13"W 19.08'
N39°11'48"W 14.19'
N86°19'21"W 19.57'
N81°00'13"E 20.10'
Δ=83°19'00" R=6.00' L=8.72'
N74°41'36"E 26.46'
Δ=21°42'43" R=55.62' L=21.08'
N35°46'29"E 18.83'
N47°24'31"E 19.46'
N45°28'19"E 19.41'
N37°15'14"E 8.53'
N18°31'08"E 13.53'
N14°25'53"E 19.34'
N17°43'33"E 19.30'
N20°47'06"E 10.80'
N82°03'17"W 4.23'
N14°19'10"W 16.28'
N83°21'07"E 20.58'
N63°45'59"E 7.21'
Δ=79°41'17" R=8.00' L=11.13'
N82°03'17"W 15.65'
N74°51'18"E 9.89'
N04°49'59"W 4.96'
N06°42'49"E 20.48'
N05°26'23"E 22.16'
N05°56'45"E 16.77'
Δ=24°18'01" R=50.00' L=21.21'
N09°35'58"E 22.47'
N30°14'46"E 28.45'
N15°25'31"W 24.61'
N01°01'09"W 22.37'
N29°50'07"W 22.41'
N25°55'44"W 21.27'
N19°49'55"W 7.72'
N23°44'58"W 22.88'
N10°56'36"W 67.65'
N24°26'11"W 20.71'
N42°10'11"W 16.55'
N25°01'21"W 10.62'
N21°05'14"W 36.63'
Δ=114°36'20" R=6.00' L=12.00'
N75°33'31"E 11.67'
N04°19'34"W 28.44'
L1 L2 L3 L4 L5 L6
N23°13'29"E 23.61'
N51°22'57"E 20.04'
N77°35'48"E 19.48'
N88°36'14"W 19.30'
N88°45'19"E 22.55'
N79°44'52"E 20.48'
N81°28'47"E 25.84'
N83°49'43"W 15.90'
N20°28'35"W 10.83'
Δ=96°14'19" R=18.00' L=30.23'
N00°04'02"W 21.03'
N07°12'39"E 20.42'
N17°51'05"E 19.36'
N16°09'33"E 17.76'
N15°02'25"E 21.23'
N21°17'49"E 18.86'
N22°49'43"E 22.30'
N18°39'27"E 21.47'
N07°37'40"E 20.95'
N72°35'01"E 6.29'
N07°37'37"E 22.08'
N61°23'18"W 20.93'
N15°35'54"E 31.42'
N70°51'30"W 19.49'
(J)
N70°15'13"W 41.20'
N50°30'15"W 19.72'
N82°57'29"W 17.44'
N87°49'10"W 20.75'
N86°53'06"E 20.99'
Δ=67°29'03" R=13.00' L=15.31'
N36°01'31"W 15.31'
N62°13'53"E 3.54'
N35°17'34"W 15.89'
N50°29'45"E 17.09'
Δ=37°52'16" R=30.00' L=19.83'
N86°57'47"E 8.29'
N02°34'42"E 47.59'
N82°12'38"E 20.48'
N06°45'09"W 19.17'
N79°55'44"E 17.07'
N79°31'23"W 23.55'
N75°18'27"W 11.23'
N88°39'23"W 14.29'
N56°48'53"E 20.18'
N12°11'48"W 9.05'
N66°08'47"E 12.70'
N19°44'33"W 18.93'
N52°55'53"E 45.23'
N25°37'51"W 12.85'
N57°02'30"E 20.15'

257

– SEE SHEET 30 –

DETAIL OF LOT 256

100' EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY PER BK 5313, PG 681 O.R.

100' EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY PER BK 51862, PG 279 O.R.

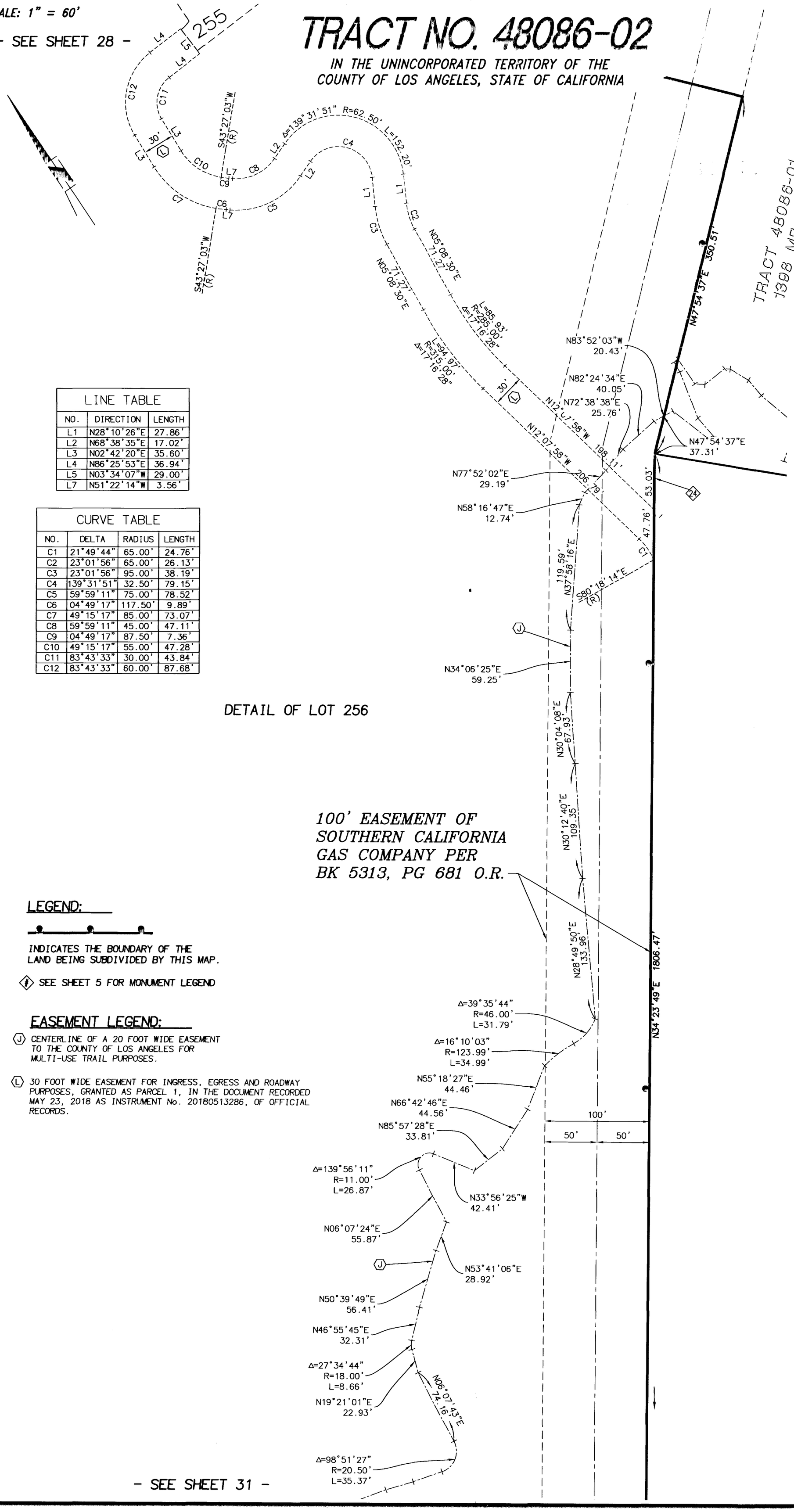
N34°23'49"E 1806.47'
100'
50' 50'
N01°05'43"E 4.31'
N34°24'23"E 134.17'
100'
50' 50'
N32°09'23"E 413.08'

SCALE: 1" = 60'

- SEE SHEET 28 -

TRACT NO. 48086-02

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N28°10'26"E	27.86'
L2	N68°38'35"E	17.02'
L3	N02°42'20"E	35.60'
L4	N86°25'53"E	36.94'
L5	N03°34'07"W	29.00'
L7	N51°22'14"W	3.56'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	21°49'44"	65.00'	24.76'
C2	23°01'56"	65.00'	26.13'
C3	23°01'56"	95.00'	38.19'
C4	139°31'51"	32.50'	79.15'
C5	59°59'11"	75.00'	78.52'
C6	04°49'17"	117.50'	9.89'
C7	49°15'17"	85.00'	73.07'
C8	59°59'11"	45.00'	47.11'
C9	04°49'17"	87.50'	7.36'
C10	49°15'17"	55.00'	47.28'
C11	83°43'33"	30.00'	43.84'
C12	83°43'33"	60.00'	87.68'

DETAIL OF LOT 256

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

◈ SEE SHEET 5 FOR MONUMENT LEGEND

EASEMENT LEGEND:

Ⓙ CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES.

Ⓛ 30 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND ROADWAY PURPOSES, GRANTED AS PARCEL 1, IN THE DOCUMENT RECORDED MAY 23, 2018 AS INSTRUMENT No. 20180513286, OF OFFICIAL RECORDS.

- SEE SHEET 31 -

1414/52

BOOK 1414 PAGE 52

131 LOTS
55.49 ACRES GROSS

TRACT NO. 48086-03

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF SECTION 8 AND SECTION 17, TOWNSHIP 4 NORTH, RANGE 14 WEST, SAN BERNADINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE

SHEET 1 OF 13 SHEETS

FILED
AT REQUEST OF OWNER
11 MIN PAST 01
IN BOOK 1414
AT PAGE 52-64
OF MAPS
LOS ANGELES COUNTY, CA.
Registrar-Recorder/County Clerk
by _____ Deputy
FEE $ 44
D.A. FEE Code 20 $ 5

08/07/2019
20190785273

MAP / GRANT

OWNERS STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THIS SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

WE HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.
WE FURTHER STATE THAT, EXCEPT AS SHOWN ON A COPY OF THIS MAP ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS, WE KNOW OF NO EASEMENT OR STRUCTURE EXISTING WITHIN THE EASEMENTS HEREIN OFFERED FOR DEDICATION TO THE PUBLIC, OTHER THAN PUBLICLY OWNED WATER LINES, SEWERS, OR STORM DRAINS, THAT WE WILL GRANT NO RIGHT OR INTEREST WITHIN THE BOUNDARIES OF SAID EASEMENTS OFFERED TO THE PUBLIC, EXCEPT WHERE SUCH RIGHT OR INTEREST IS EXPRESSLY MADE SUBJECT TO THE SAID EASEMENTS.

WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE RIGHT TO PROHIBIT THE CONSTRUCTION OF MORE THAN ONE ADDITIONAL RESIDENTIAL BUILDINGS WITHIN LOTS 1 THROUGH 128 INCLUSIVE.

WE HEREBY DEDICATE TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT THE EASEMENTS FOR COVERED STORM DRAIN, APPURTENANT STRUCTURES, AND INGRESS AND EGRESS PURPOSES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES,

WE HEREBY GRANT LOTS 130 AND 131, IN FEE SIMPLE TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR FLOOD CONTROL PURPOSES.

WE HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE RIGHT TO PROHIBIT THE CONSTRUCTION OF A SCHOOL SITE WITHIN LOT 129.

WE HEREBY GRANT TO THE COUNTY OF LOS ANGELES AN EASEMENT PERTAINING TO ALL AIRSPACE ABOVE A PLANE THREE (3) FEET ABOVE THE "TOP OF CURB" GRADE LINE AS ESTABLISHED BY THE LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS FOR THE PURPOSE OF MAINTAINING UNOBSTRUCTED VISIBILITY AS SHOWN ON SAID MAP.

AND WE DO HEREBY DEDICATE TO THE COUNTY OF LOS ANGELES THE TWENTY (20) FOOT WIDE EASEMENT FOR MULTIUSE (EQUESTRIAN, BICYCLE, AND HIKING) PURPOSES FOR THE SPRING CANYON TRAIL.

AS A DEDICATION TO PUBLIC USE, WHILE ALL OF LINDERA AVENUE WITHIN OR ADJACENT TO THIS SUBDIVISION REMAINS A PUBLIC STREET, WE HEREBY ABANDON ALL RIGHTS OF DIRECT VEHICULAR ACCESS AND EGRESS FROM ABUTTING LOTS 62 THROUGH 67 TO SAID STREET. IF ANY PORTION OF SAID STREET WITHIN OR ADJACENT TO THIS SUBDIVISION IS VACATED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

AS A DEDICATION TO PUBLIC USE, WHILE ALL OF STONECREST ROAD WITHIN OR ADJACENT TO THIS SUBDIVISION REMAINS A PUBLIC STREET, WE HEREBY ABANDON ALL RIGHTS OF DIRECT VEHICULAR ACCESS AND EGRESS FROM ABUTTING LOTS 23 THROUGH 25 TO SAID STREET. IF ANY PORTION OF SAID STREET WITHIN OR ADJACENT TO THIS SUBDIVISION IS VACATED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

SPRING CANYON RECOVERY ACQUISITION, LLC
A DELAWARE LIMITED LIABILITY COMPANY

NAME: Jon Shumaker
TITLE: Authorized Signatory

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF NEW YORK)
COUNTY OF QUEENS) SS
ON 5/29/2018
BEFORE ME LISA CAGNEY,
(PRINT NAME AND TITLE)
PERSONALLY APPEARED JON SHUMAKER (NAME OF SUBSCRIBING WITNESS) WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

MY PRINCIPAL BUSINESS IS IN QUEENS COUNTY
MY COMMISSION EXPIRES 04/17/2021
COMMISSION NUMBER 01CA6357380

WITNESS MY HAND
Lisa Cagney
LISA CAGNEY
PRINT NAME

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BY Fabrizio Palano DEPUTY DATE 8/7/19

I HEREBY CERTIFY THAT THE SECURITY IN THE AMOUNT OF $ 27,500.00 HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. 48086-03 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BY Fabrizio Palano DEPUTY DATE 8/7/19

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND COMPLETE FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN MAY, 2005 IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SPRING CANYON RECOVERY ACQUISITION, LLC, IN MAY 2005, I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP, AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT TIE NOTES FOR ALL CENTERLINE MONUMENTS (OR FOR ALL CENTERLINE TIE MONUMENTS NOTED AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS OF SAID COUNTY WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR
MATTHEW J. VERNON
No. PLS 7553
STATE OF CALIFORNIA

MATTHEW J. VERNON
PLS 7553
DATE 5/29/2018

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON SOUTHEASTERLY LINE OF LOT 256 AS SHOWN AS N34°23'49"E ON THE MAP OF TRACT 48086-02, FILED IN BOOK 1414 AT PAGES 20 THROUGH 51, INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER.

FLOOD CONTROL DISTRICT ACCEPTANCE CERTIFICATE:

UNDER THE AUTHORITY CONFERRED BY RESOLUTION DULY AND REGULARLY ADOPTED BY THE BOARD OF SUPERVISORS OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT ON THE 6TH DAY OF MARCH, 1962 A CERTIFIED COPY OF WHICH WAS RECORDED IN BOOK D1543, PAGE 439, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, AND AMENDED BY SUPPLEMENTAL RESOLUTION ON THE 23RD DAY OF DECEMBER, 1969 THE UNDERSIGNED HEREBY ACCEPTS THE INTEREST IN REAL PROPERTY CONVEYED BY THE WITHIN DEDICATION OR GRANT TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A GOVERNMENTAL AGENCY AND CONSENTS TO THE RECORDATION ON BEHALF OF SAID DISTRICT.

BY: Fabrizio Palano DATE: 8/7/19

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF STATE LAW AND LOCAL SUBDIVISION ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

COUNTY ENGINEER

BY Fabrizio Palano DEPUTY DATE 8/7/19

L.S. NO. 7274

LICENSED LAND SURVEYOR
FABRIZIO G. PACHANO
Exp. 12/31/2020
No. LS007274
STATE OF CALIFORNIA

RPD PROJECT NOTE

THIS SUBDIVISION (TRACT) IS APPROVED AS A RESIDENTIAL PLANNED DEVELOPMENT PROJECT WHEREBY THE COMMON AREAS WILL BE HELD IN FEE BY AN ASSOCIATION MADE UP OF THE OWNERS OF THE INDIVIDUAL LOTS. MEMBERSHIP IN THE HOMEOWNER'S ASSOCIATION IS INSEPARABLE FROM OWNERSHIP IN THE INDIVIDUAL LOTS.

IN REFERENCE TO TRACT NO. 48086-03, IT IS ORDERED THAT THE MAP OF TRACT NO.48086-03 IS HEREBY APPROVED.

THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY CONVEYED BY THE WITHIN DEDICATION OR GRANT TO THE COUNTY OF LOS ANGELES, A GOVERNMENTAL AGENCY IS HEREBY ACCEPTED AND THE GRANTEE CONSENTS TO THE RECORDATION THEREOF BY ITS AUTHORIZED OFFICER.

I HEREBY CERTIFY THAT THE FOREGOING ORDER WAS ADOPTED BY THE BOARD OF SUPERVISORS AT A MEETING HELD ON THE 6TH DAY, OF AUGUST, 2019.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: Fabrizio Palano DEPUTY DATE: 8/7/19

1414/53

BOOK 1414 PAGE 53

SCALE: 1" = 300'

SHEET 2 OF 13 SHEETS

TRACT NO. 48086-03

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

ABANDONMENT NOTE

I HEREBY CERTIFY THAT PURSUANT TO SECTION 66434 (G) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF;

THOSE PORTIONS OF RIGHT-OF-WAY AND EASEMENTS ACQUIRED BY THE COUNTY OF LOS ANGELES AS SUCCESSOR IN INTEREST BY RELINQUISHMENT NO 286, RECORDED DECEMBER 3. 1964 AS INSTRUMENT NO. 3526, IN BOOK D-2720, PAGE 442 OF OFFICIAL RECORDS FROM THE STATE OF CALIFORNIA RECORDED JUNE 29, 1960 AS INSTRUMENT NO. 1673 IN BOOK D-893, PAGE 951 OF OFFICIAL RECORDS, NOT SHOWN ON THIS MAP.

EXECUTIVE OFFICE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: Fabrizio Patane DEPUTY DATE: 8/7/19

SIGNATURE OMISSIONS:

2. The signature of the United States of America, successor or assignee, easement holder(s) by deed(s) recorded April 5, 1940 in Book 17415 Page 138 and August 28, 1940 in Book 17785 Page 112, both of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.

   Note: Said easement is indeterminate in nature.

3. The signature of the State of California, successor or assignee, easement holder(s) by deed(s) recorded August 28, 1940 in Book 17785 Page 112, of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.

   Note: Said easement is indeterminate in nature.

4. The signature of the State of California, successor or assignee, the owners of oil and mineral rights by a deed recorded August 28, 1940 in Book 17785 Page 112, of Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

6. The signature of the State of California, successor or assignee, the owners of oil and mineral rights by a deed recorded November 15, 1963 as Instrument No. 5234 in Book D-2257 Page 919, Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

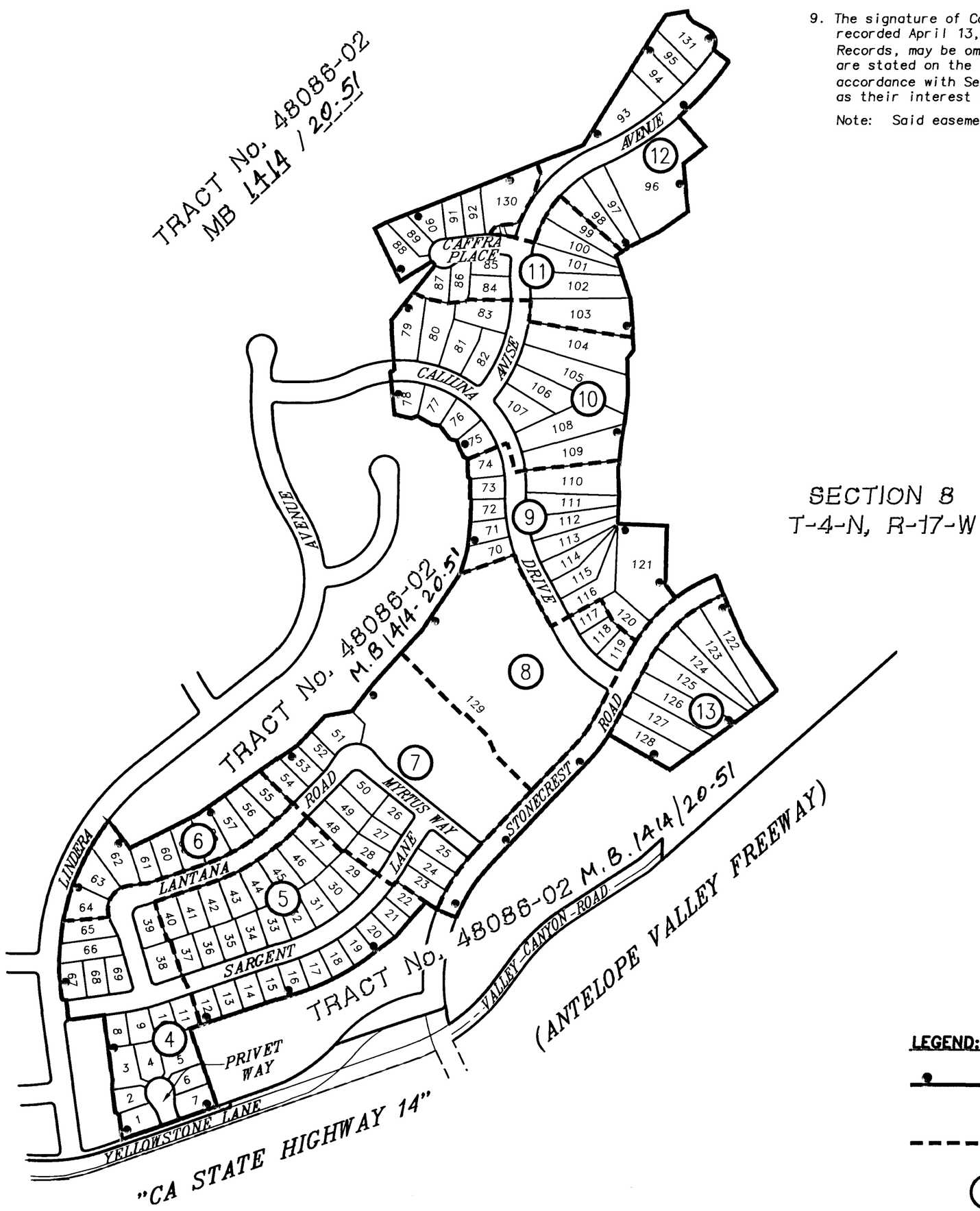
7. The signature of Harvey C. Moore and Mary E. Moore, successor or assignee, the owners of oil and mineral rights by a deed recorded May 17, 1966 as Instrument No. 971 in Book D-3306 Page 636 of Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

8. The signature of Fairview Properties, Inc., a corporation, successor or assignee, the owners of oil and mineral rights by a deed recorded July 11, 1967 as Instrument No. 2700 in Book D 3699 Page 291, of Official Records, may be omitted under the provisions of Section 66436, (a)3C of the Subdivision Map Act.

9. The signature of County of Los Angeles, easement holder(s) by deed(s) recorded April 13, 2017 as 20170410076, Official Records of Official Records, may be omitted if the name(s) and the nature of their interest are stated on the map and if not required by the governing body in accordance with Section 66436, (a)3A(I-VIII) of the Subdivision Map Act, as their interest cannot ripen into a fee.

   Note: Said easement is indeterminate in nature.

SHEET INDEX MAP



LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

INDICATES SHEET INDEX BOUNDARY.

(#) DENOTES SHEET NUMBER

1414/54

BOOK 1414 PAGE 54

SCALE: 1" = 200'

SHEET 3 OF 13 SHEETS

TRACT NO. 48086-03

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	95°22'31"	13.00'	21.64'
C2	92°06'07"	13.00'	20.90'
C3	03°50'59"	507.00'	34.07'
C4	15°05'27"	348.00'	91.66'
C6	97°17'47"	41.50'	70.47'
C7	14°09'46"	930.00'	229.88'
C8	16°09'26"	507.00'	142.97'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N62°03'46"E	36.05'
L2	N34°24'23"E	56.60'
L3	N80°26'49"E	66.52'
L4	N09°33'11"W	13.43'
L5	N39°40'56"W	21.21'
L6	N62°20'02"W	54.03'
L7	N54°53'52"W	60.00'
L8	N00°14'22"W	83.61'
L9	N02°08'22"E	87.08'
L10	N87°51'38"W	150.00'
L11	N50°12'40"E	39.45'
L12	N60°06'14"W	215.99'
L13	N67°55'15"W	64.00'
L14	N55°28'15"W	41.13'
L15	N52°53'27"E	93.53'
L16	N07°41'54"W	74.89'
L17	N52°52'47"W	15.10'
L18	N08°14'03"W	68.81'
L19	N01°55'30"E	32.02'
L20	N07°41'54"W	196.31'
L21	N82°18'06"E	109.00'
L22	N07°41'54"W	60.00'
L23	N37°29'34"W	105.94'
L24	N42°14'10"E	117.54'
L25	N33°44'09"E	205.71'
L26	N05°38'26"W	132.00'
L27	N03°33'37"W	154.92'
L28	N38°29'22"E	105.55'
L37	N57°36'45"E	114.62'
L38	N55°02'15"W	1.90'
L39	N71°03'21"E	21.00'

DETAIL
NOT TO SCALE

TRACT No. 48086-02
MB 1414 / 20-51

TRACT No. 48086-02
MB 1414 / 20-51

TRACT No. 48086-01
MB 1398 / 91-97

NOT A PART OF THIS SUBDIVISION

SEE DETAIL SHEET 4

STONECREST ROAD

YELLOWSTONE LANE

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

1. FD 2" IP AND TAG "PLS 7553" PER TRACT NO. 48086-01 1398 MB 91-97
2. FD 2" IP AND TAG "PLS 7553" PER TRACT NO. 48086-02 __ MB 1414-20-51
3. FD 2" S, T & W "PLS 7553" PER TRACT NO. 48086-02 __ MB 1414/20-51
4. 2" IP AND TAG "PLS 7553" FLUSH TO BE SET
5. INDICATES S, T & W STAMPED "PLS 7553" TO BE SET.

1414/55

BOOK 1414 PAGE 55

SCALE: 1" = 40'

TRACT NO. 48086-03

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 4 OF 13 SHEETS

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

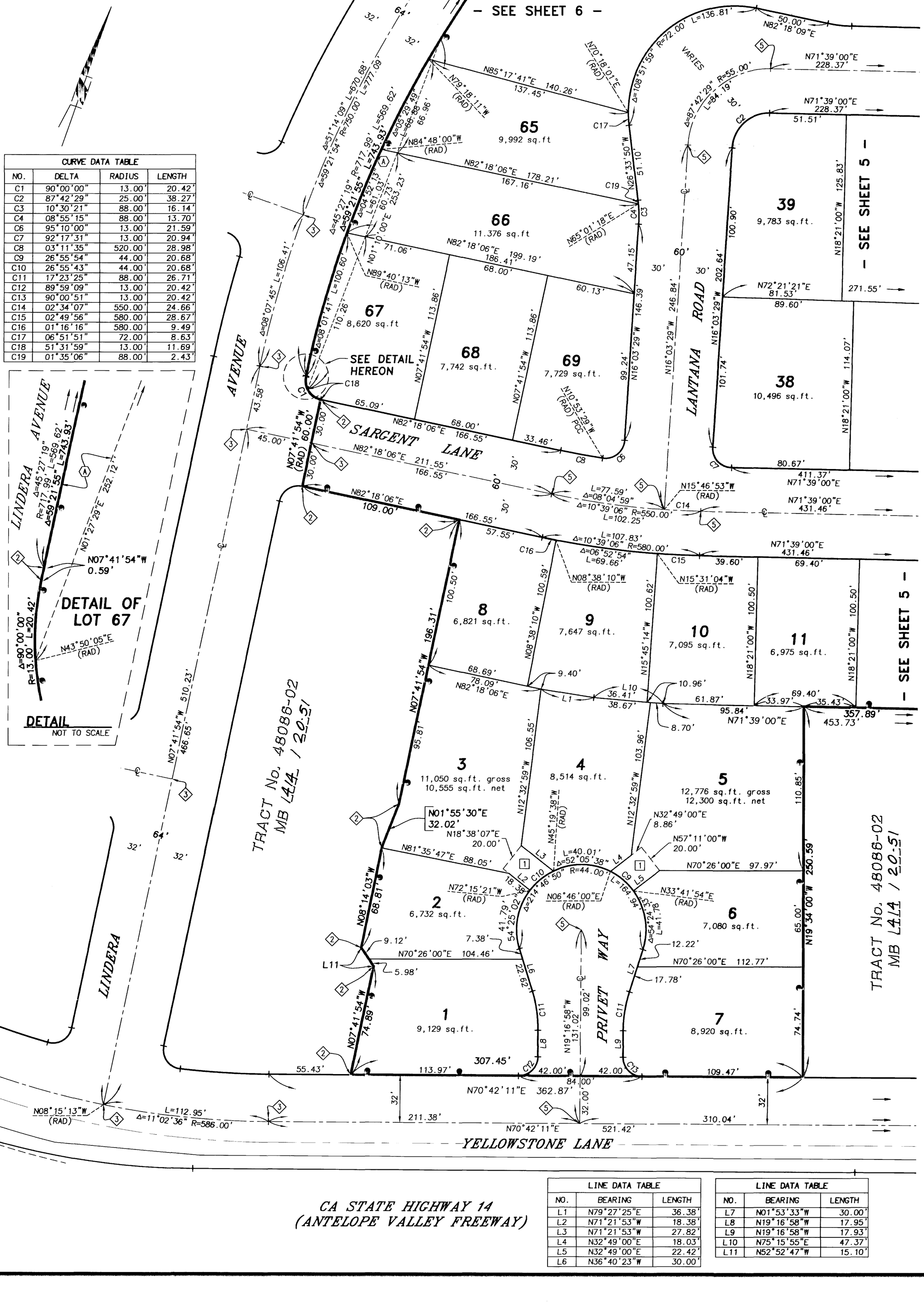
(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

[1] INDICATES PRIVATE DRIVEWAY AND FIRE LANE.

EASEMENT LEGEND:

(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	90°00'00"	13.00'	20.42'
C2	87°42'29"	25.00'	38.27'
C3	10°30'21"	88.00'	16.14'
C4	08°55'15"	88.00'	13.70'
C6	95°10'00"	13.00'	21.59'
C7	92°17'31"	13.00'	20.94'
C8	03°11'35"	520.00'	28.98'
C9	26°55'54"	44.00'	20.68'
C10	26°55'43"	44.00'	20.68'
C11	17°23'25"	88.00'	26.71'
C12	89°59'09"	13.00'	20.42'
C13	90°00'51"	13.00'	20.42'
C14	02°34'07"	550.00'	24.66'
C15	02°49'56"	580.00'	28.67'
C16	01°16'16"	580.00'	9.49'
C17	06°51'51"	72.00'	8.63'
C18	51°31'59"	13.00'	11.69'
C19	01°35'06"	88.00'	2.43'



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N79°27'25"E	36.38'
L2	N71°21'53"W	18.38'
L3	N71°21'53"W	27.82'
L4	N32°49'00"E	18.03'
L5	N32°49'00"E	22.42'
L6	N36°40'23"W	30.00'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L7	N01°53'33"W	30.00'
L8	N19°16'58"W	17.95'
L9	N19°16'58"W	17.93'
L10	N75°15'55"E	47.37'
L11	N52°52'47"W	15.10'

1414/56

BOOK 1414 PAGE 56

SCALE: 1" = 40'

SHEET 5 OF 13 SHEETS

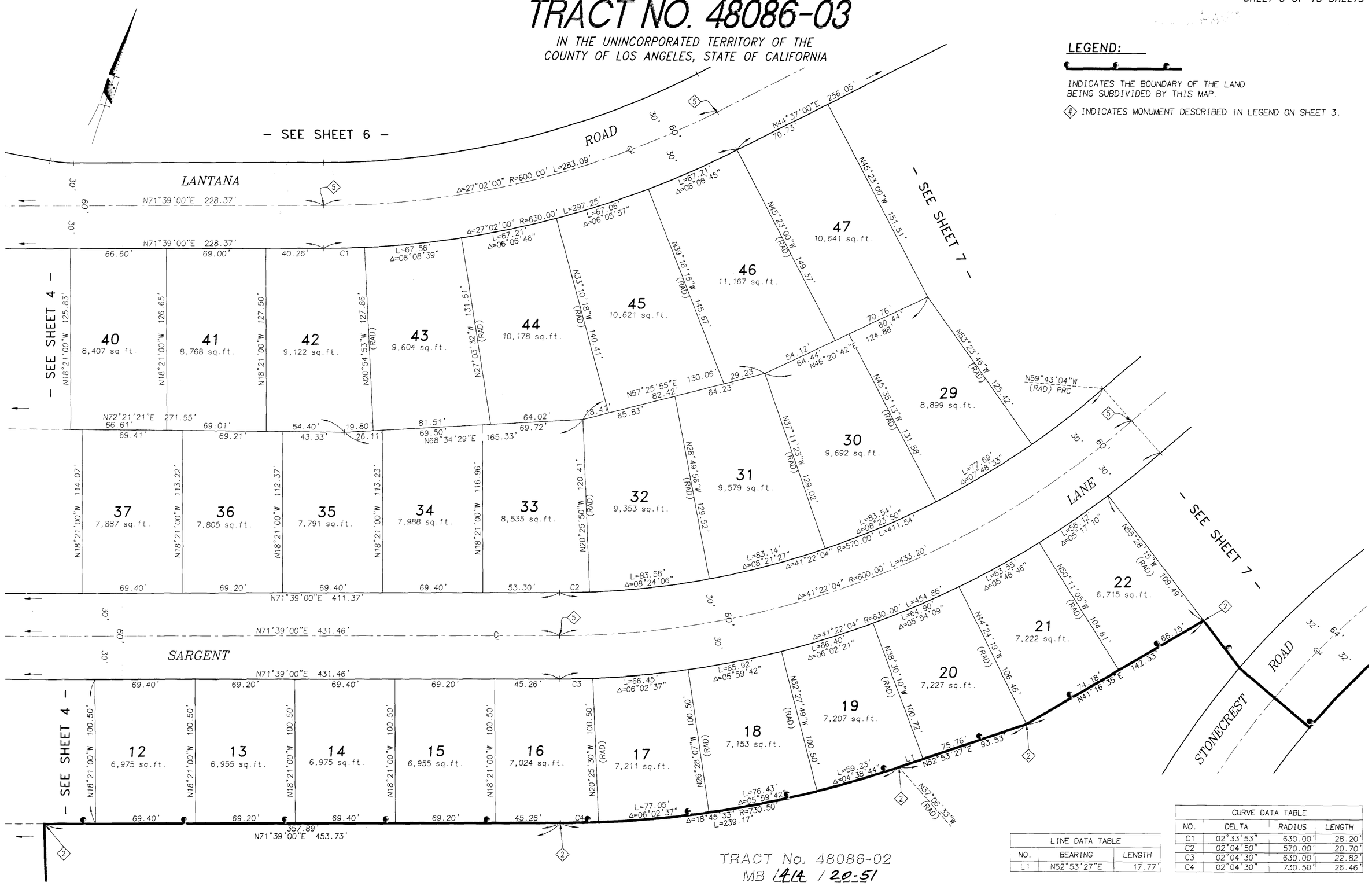
TRACT NO. 48086-03

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.



TRACT No. 48086-02
MB 1414 / 20-51

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N52°53'27"E	17.77'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	02°33'53"	630.00'	28.20'
C2	02°04'50"	570.00'	20.70'
C3	02°04'30"	630.00'	22.82'
C4	02°04'30"	730.50'	26.46'

1414/56

SCALE: 1" = 40'

TRACT NO. 48086-03

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	16°53'33"	72.00'	21.23'
C2	00°44'12"	570.00'	7.33'
C3	00°46'51"	570.00'	7.77'
C4	10°39'09"	88.00'	16.36'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N44°37'00"E	256.16'
L2	N44°37'00"E	199.92'

TRACT No. 48086-02
MB 1414 / 20-51

TRACT No. 48086-02
MB ____ / ____

LINDERA AVENUE

LANTANA ROAD

Δ=51°14'09" L=670.68' R=750.00' L=777.09'
Δ=59°21'54"
Δ=09°49'39" L=123.15'
Δ=45°27'18" R=718.00' L=569.62'
Δ=09°34'35" L=120.01'
Δ=07°39'21" L=95.94'
Δ=41°50'43" L=136.81'
Δ=43°15'51" Δ=108°51'59" R=72.00' L=54.37'
Δ=87°42'29" R=55.00' L=84.19'
Δ=27°02'00" R=570.00' L=268.94'
Δ=08°41'57" L=86.54'
Δ=08°29'23" L=84.46'
Δ=08°19'37" L=82.84'

N59°53'57"W (RAD)
N52°14'36"W (RAD)
N37°29'34"W 105.94'
N63°39'41"E 232.40'
69.67'
67.46'
71.29'
38.21'
23.98'
61.11'
60.38'
70.65'
N55°10'05"E 368.52'
N45°23'00"W 140.29'
N44°38'48"W (RAD) 153.19'
N36°19'11"W (RAD) 159.15'
N27°49'49"W (RAD) 156.19'
N19°07'51"W (RAD)
N18°21'00"W 147.61'
N18°21'00"W 137.76'
N18°21'00"W 128.08'
N18°21'00"W 115.55'
N36°36'01"W 156.42'
N24°35'24"W (RAD)
N69°43'37"W (RAD)
N65°03'39"W 120.84'
N66°26'11"W (RAD)
N85°17'41"E 140.26'
N79°18'11"W (RAD)
N70°18'01"E (RAD)
N82°18'09"E 50.00'
N71°39'00"E 173.68'
N71°39'00"E 228.37'

41.16' 8.84' 41.85' 69.00' 62.83'
64.09'
L1
L2
C1
C2
C3
C4
VARIES
(RAD)

62 15,597 sq.ft.
63 11,458 sq.ft.
64 10,861 sq.ft. 10,843 sq.ft. net
61 8,214 sq.ft.
60 9,171 sq.ft.
59 10,075 sq.ft.
58 11,217 sq.ft.
57 11,520 sq.ft.
56 11,208 sq.ft.
55 10,343 sq.ft.

32' 64' 32'
30' 60' 30'

– SEE SHEET 4 –

– SEE SHEET 5 –

– SEE SHEET 7 –

1414/58

BOOK 1414 PAGE 58

SCALE: 1" = 40'

SHEET 7 OF 13 SHEETS

TRACT NO. 48086-03

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	10°39'09"	88.00'	16.36'
C2	10°39'09"	88.00'	16.36'
C3	85°13'36"	13.00'	19.34'
C4	84°04'03"	25.00'	36.68'
C5	87°21'18"	13.00'	19.82'
C6	92°48'46"	13.00'	21.06'
C7	90°15'59"	13.00'	20.48'
C8	00°45'59"	1430.00'	19.13'
C9	00°35'45"	1370.00'	14.25'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N33°57'51"E	5.57'

– SEE SHEET 6 –

– SEE SHEET 8 –

– SEE SHEET 5 –

TRACT No. 48086-02
1414 MB 20-51

N55°10'05"E 368.52'
71.20'
66.96'
N43°00'14"E 122.80'
60.02'
62.78'
N80°14'34"E 84.17'
N37°46'57"E 105.46'
N42°14'10"E 221.45'

54
9,363 sq.ft.
53
7,972 sq.ft.
52
6,695 sq.ft.
51
13,590 sq.ft.

N45°23'00"W 140.29'
N45°23'00"W 127.26'
N45°23'00"W 114.97'
N45°23'00"W 106.92'
N45°23'00"W 54.82'

70.00'
65.83'
C1
44.50'
50.07'
N33°57'51"E
L1
L=84.30'
Δ=67°04'53"
Δ=105°22'21" R=72.00'
N11°04'01"E 62.87'
N44°37'00"E 199.92'

LANTANA STREET

30'
60'
30'
N44°37'00"E 256.16'
Δ=84°04'03"
R=55.00'
L=80.70'
Δ=38°17'28"
R=72.00'
L=48.12'
L=132.41'

N44°37'00"E 256.05'
70.08'
67.65'
47.60'
C4
50.07'
N40°39'48"W
C2

48
10,367 sq.ft.
49
9,533 sq.ft.
50
10,167 sq.ft.

N45°23'00"W 151.51'
N45°23'00"W 144.37'
N45°23'00"W 137.49'
107.13'
199.45'
N51°18'57"W 241.11'
N51°18'57"W 209.48'

N38°48'09"E 222.19'
68.00'
84.08'
70.44'
92.32'
N51°18'57"W 199.45'

WAY
MYRTUS
30'
60'
30'
N51°18'57"W 352.79'
450.59'

28
9,306 sq.ft.
27
7,399 sq.ft.
26
8,443 sq.ft.

N53°23'46"W 125.42'
N58°57'05"W 117.82'
N56°26'39"W 110.12'
N59°43'04"W (RAD)
PRC
C8
C5
L=62.89'
R=570.00'
Δ=06°19'18"
Δ=02°30'26"
R=1430.00'
L=62.58'
Δ=02°29'00"
R=1430.00'
L=61.98'
Δ=05°45'25" R=1430.00' L=143.68'
Δ=41°22'04" R=570.00' L=411.54'
Δ=07°26'12" R=1400.00' L=181.71'

129
8.57 ACRES

SCHOOL SITE

30'
60'
Δ=41°22'04" R=600.00' L=433.20'
SARGENT
LANE
C6
Δ=41°22'04" R=630.00' L=454.86'
Δ=04°14'49"
L=46.70'
C9
Δ=05°35'21" R=1370.00' L=133.64'
Δ=02°30'36"
L=60.02'
Δ=02°29'00"
L=59.38'

23
9,094 sq.ft.
24
8,537 sq.ft.
25
9,431 sq.ft.

N55°28'15"W 109.49'
N55°28'15"W (RAD)
N55°28'15"W 150.62'
N56°38'05"W 142.97'
N56°38'05"W 142.19'
N51°18'57"W 118.14'
N51°18'57"W 209.48'
N67°55'15"W (RAD)
L=64.65'
Δ=06°21'52"
L=60.06'
Δ=05°54'46"
L=46.67'
Δ=04°35'39"
Δ=16°52'17" R=582.00' L=171.38'
C7
C3
N43°27'27"E 403.34'

ROAD
64'
32'
32'
N43°27'27"E 442.73'
N43°27'27"E 442.73'
41.13'
32.00'
64.00'
N67°55'15"W (RAD)
STONECREST
Δ=21°22'42" R=550.00' L=205.22'
Δ=21°22'42" R=518.00' L=193.28'

TRACT No. 48086-02
MB 1414 / 20-51

1414/59

BOOK 1414 PAGE 59

SCALE: 1" = 40'

SHEET 8 OF 13 SHEETS

TRACT NO. 48086-03

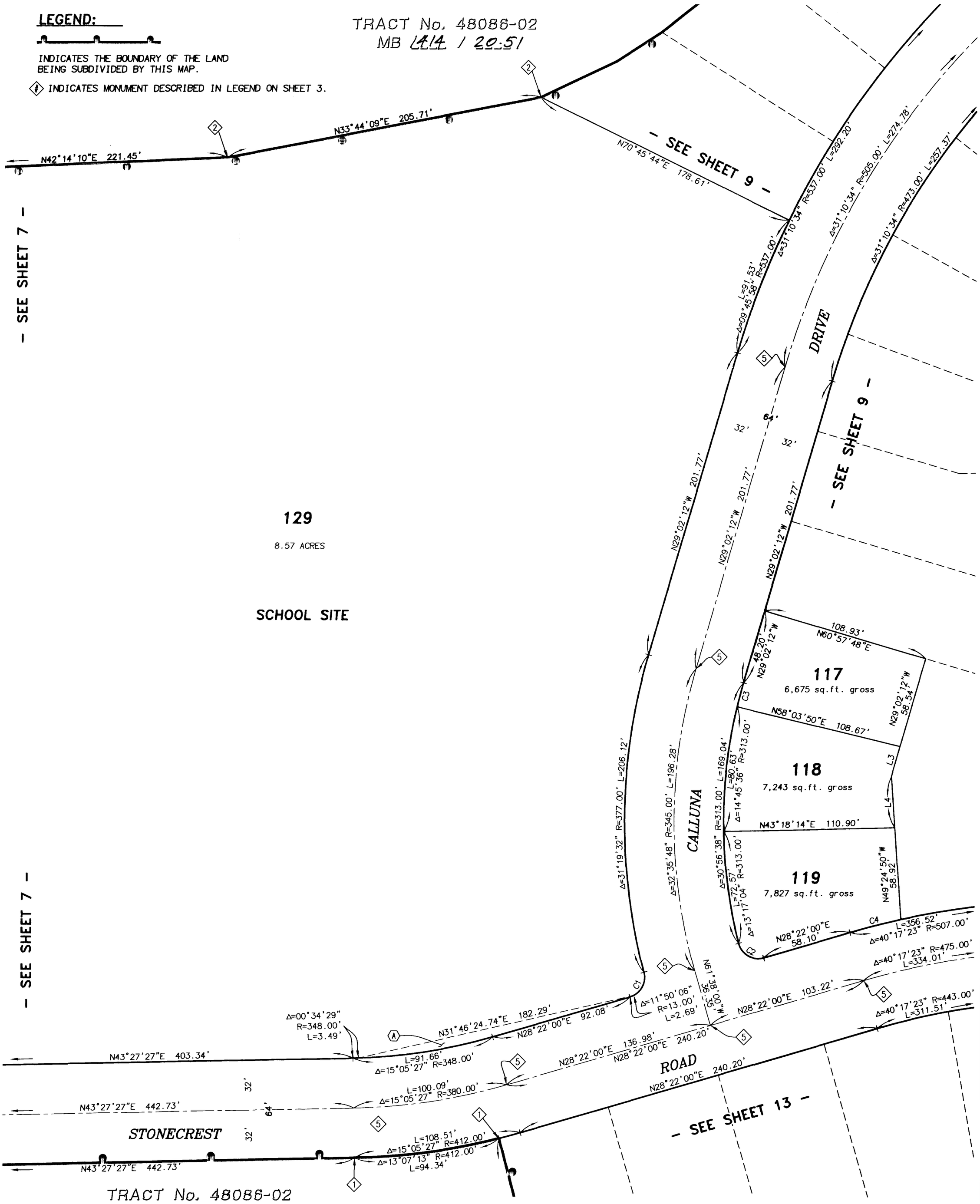
IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

◇# INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

TRACT No. 48086-02
MB 1414 / 20-51



TRACT No. 48086-02
MB 1414 / 20-51

EASEMENT LEGEND:

(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L3	N29°02'12"W	20.03'
L4	N49°24'50"W	33.01'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	88°43'44"	13.00'	20.13'
C2	91°37'32"	13.00'	20.79'
C3	02°53'58"	313.00'	15.84'
C4	03°50'59"	507.00'	34.07'

SCALE: 1" = 40'

TRACT NO. 48086-03

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

TRACT No. 48086-02
MB 1414 / 20-51

EASEMENT LEGEND:

(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.

(B) 10 FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE HOA TO BE RESERVED BY SEPARATE DOCUMENT.

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N06°18'09"E	24.77'
L2	N11°52'09"E	34.50'
L3	N44°42'21"W	5.00'
L4	N46°22'32"W	10.00'
L5	N58°59'29"W	15.00'
L6	N12°45'23"W	65.69'
L7	N16°19'16"W	95.84'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	Δ=00°34'13"	518.00'	5.16'
C2	Δ=03°51'19"	473.00'	31.83'
C3	Δ=02°53'59"	537.00'	27.18'
C4	Δ=16°16'54"	318.00'	90.37'
C5	Δ=07°58'45"	318.00'	44.29'
C6	Δ=00°28'58"	473.00'	3.99'
C7	Δ=02°38'06"	473.00'	21.75'

- SEE SHEET 10 -

- SEE SHEET 10 -

- SEE SHEET 8 -

- SEE SHEET 13 -

SEE DETAIL HEREON

74
8,056 sq.ft.

73
7,105 sq.ft.

72
6,731 sq.ft.

71
7,700 sq.ft.

70
10,040 sq.ft.

110
24,597 sq.ft. gross
23,604 sq.ft. net

111
15,017 sq.ft.

112
14,623 sq.ft.

113
12,829 sq.ft.

114
10,928 sq.ft.

115
12,612 sq.ft.

116
14,506 sq.ft.

117

118

120
10,546 sq.ft.

121
39,810 sq.ft.

CALLUNA DRIVE

STONECREST ROAD

DETAIL
NOT TO SCALE

DETAIL LOT 74

DETAIL LOT 73

1414/61

BOOK 1414 PAGE 61

SCALE: 1" = 40'

TRACT NO. 48086-03

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 10 OF 13 SHEETS

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N42°41'00"E	11.33'
L3	N71°03'21"E	21.00'
L4	N83°30'56"W	22.00'
L5	N78°12'10"W	20.00'
L6	N58°59'29"W	15.00'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	87°58'17"	13.00'	19.96'
C2	80°14'27"	13.00'	18.21'
C5	02°04'49"	350.00'	12.71'
C6	00°35'49"	480.00'	5.00'

– SEE SHEET 11 –

– SEE SHEET 11 –

TRACT No. 48086-02
MB 1414 / 20-21

CALLUNA DRIVE

ANISE AVENUE

79 — 15,682 sq.ft.
80 — 16,123 sq.ft.
81 — 13,044 sq.ft.
82 — 12,648 sq.ft.
83 — 13,711 sq.ft.
75 — 8,454 sq.ft.
76 — 8,985 sq.ft.
77 — 9,365 sq.ft
78 — 9,192 sq.ft.
104 — 29,945 sq.ft.
105 — 31,876 sq.ft.
106 — 16,310 sq.ft.
107 — 13,753 sq.ft.
108 — 26,229 sq.ft.
109 — 24,769 sq.ft.

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

EASEMENT LEGEND:

(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.

(B) 5 FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE HOA TO BE RESERVED BY SEPARATE DOCUMENT.

– SEE SHEET 9 –

– SEE SHEET 9 –

1414/62

BOOK 1414 PAGE 102

SCALE: 1" = 40'

SHEET 11 OF 13 SHEETS

TRACT NO. 48086-03

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

[1] INDICATES PRIVATE DRIVEWAY AND FIRE LANE.

EASEMENT LEGEND:

(B) 10 FOOT WIDE EASEMENT FOR STORM DRAIN PURPOSES TO THE HOA TO BE RESERVED BY SEPARATE DOCUMENT.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L2	N77°56'19"W	31.90'
L4	N83°39'21"E	32.05'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	83°14'30"	13.00'	18.89'
C2	03°46'04"	88.00'	5.79'
C3	86°13'59"	13.00'	19.57'
C5	53°41'08"	30.50'	28.58'
C6	04°49'39"	281.15'	23.69'
C7	09°04'17"	127.37'	20.17'
C8	70°03'56"	33.86'	41.40'
C9	05°10'26"	379.00'	34.22'
C10	02°15'34"	379.00'	14.95'
C11	37°35'25"	44.00'	28.87'
C12	52°05'14"	44.00'	40.00'
C13	26°02'36"	44.00'	20.00'
C14	19°31'58"	44.00'	15.00'
C15	67°45'34"	44.00'	52.04'
C16	05°17'14"	44.00'	4.06'
C17	06°43'22"	430.00'	50.45'
C18	04°26'45"	430.00'	33.37'
C19	05°13'03"	420.00'	38.25'
C20	04°36'24"	480.00'	38.59'

100' EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY PER D1238-1587, O.R.

130 23,722 sq.ft. TO L.A.C.F.C.D. FOR DEBRIS BASIN

92 8,581 sq.ft

91 7,496 sq.ft

90 8,572 sq.ft

89 8,354 sq.ft

88 12,640 sq.ft. gross 11,940 sq.ft. net

87 8,485 sq.ft.

86 7,721 sq.ft

85 7,823 sq.ft.

84 9,408 sq.ft.

99 14,035 sq.ft.

100 13,750 sq.ft.

101 15,142 sq.ft.

102 22,423 sq.ft. gross 21,220 sq.ft. net

103 29,628 sq.ft.

ANISE AVENUE

CAFFRA PLACE

– SEE SHEET 12 –

– SEE SHEET 10 –

– SEE SHEET 10 –

TRACT No. 48086-02
MB 1414 / 20-51

1414/63

BOOK 1414 PAGE 63

SCALE: 1" = 40'

SHEET 12 OF 13 SHEETS

TRACT NO. 48086-03

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N09°33'11"W	13.43'
L2	N39°40'56"W	21.21'
L4	N68°18'35"W	47.32'
L5	N77°56'19"W	31.90'

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	83°14'30"	13.00'	18.89'
C2	53°41'08"	30.50'	28.58'
C3	04°49'39"	281.15'	23.69'
C4	09°04'17"	127.37'	20.17'
C5	70°03'56"	33.86'	41.40'
C7	11°03'49"	370.00'	71.45'
C8	00°18'29"	930.00'	5.00'
C9	04°21'48"	930.00'	70.82'

TRACT No. 48086-02
MB 414 / 20-51

100' EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY PER D1238-1587, O.R.

N68°26'58"E 650.01'

152.58'

N21°33'02"W 32.70'

– SEE SHEET 11 –

N32°09'23"E 413.08'

272.41'

83.01'

N18°27'04"E

N57°05'26"W (RAD)

N23°43'15"W (RAD) PRC

93
34,078 sq.ft. gross
33,577 sq.ft net

94
12,750 sq.ft. gross

95
10,383 sq.ft. gross

131
17,644 sq.ft. gross
TO L.A.C.F.C.D.
FOR DEBRIS BASIN

N34°24'23"E 56.60'

53.17'

N80°26'49"E 66.52'

57.66'

N34°24'23"E 3.80'

N62°20'02"W 54.03'

L=70.47' R=41.50' Δ=97°17'47"

N55°02'15"W (RAD) 1.90'

N54°57'52"W 60.00'

N45°13'06"W 146.22'

N45°13'06"W 167.33'

N45°13'06"W 177.95'

N40°26'45"W (RAD)

N45°47'09"W (RAD)

N49°44'31"W (RAD)

L=81.09' Δ=05°20'24"

L=60.07' Δ=03°57'22"

L=80.41' Δ=05°17'44"

Δ=16°43'30" L=253.96'

Δ=31°19'00" R=870.00' L=475.52'

Δ=31°18'43" R=900.00' L=491.85'

Δ=14°09'46" L=229.88'

AVENUE

Δ=31°18'28" R=930.00' L=508.17'

Δ=16°50'14" L=273.29'

Δ=35°00'42" L=262.76'

Δ=48°47'29" R=430.00' L=366.17'

Δ=54°13'04" L=378.51'

Δ=70°50'39" R=400.00' L=494.59'

Δ=70°50'39" R=370.00' L=457.49'

Δ=13°36'37" L=87.89'

ANISE

N00°46'00"E (RAD)

N80°45'30"W (RAD) C5

N10°41'34"W (RAD)

N01°37'17"W (RAD)

N06°26'56"W (RAD)

N69°08'04"W (RAD) C2

Δ=09°15'21" R=433.00' L=69.95'

Δ=17°23'47" L=115.07' R=379.00'

Δ=18°43'41" L=114.40' N10°43'47"E (RAD) R=350.00'

Δ=16°37'35" L=116.07'

N72°30'43"W (RAD)

CAFFRA PLACE

SEE DETAIL HEREON

97
14,873 sq.ft.

98
14,740 sq.ft

96
60,609 sq.ft gross
59,209 sq.ft net

N48°23'40"W (RAD) 254.46'

N34°47'04"W (RAD) 258.22'

N26°22'49"W 258.50'

N24°01'42"W (RAD)

N24°38'41"W (RAD)

N26°22'49"W 92.69'

N28°32'43"W 55.00'

N61°27'17"E 5.00'

N68°18'35"W 43.49'

N21°41'25"E 10.00'

N40°51'56"W (RAD)

N1°50'26"W 120.04'

N51°22'56"E 85.13'

N03°40'00"W 146.92'

N63°10'00"E 102.80'

N55°02'04"E 104.49'

27.19'

38.49'

64.31'

50.18'

N56°18'15"E

– SEE SHEET 11 –

EASEMENT LEGEND:

(B) EASEMENT FOR STORM DRAIN PURPOSES TO THE HOA TO BE RESERVED BY SEPARATE DOCUMENT.

(C) EASEMENT TO LOS ANGELES COUNTY FLOOD CONTROL DISTRICT FOR STORM DRAIN PURPOSES.

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

◉ INDICATES S, T & W STAMPED "PLS 7553" TO BE SET.

④ INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

DETAIL OF LOT 130

Δ=09°04'17" R=127.37' L=20.17'

N03°35'53"W (RAD)

Δ=06°45'06" L=15.01'

N06°40'00"W 4.87'

Δ=01°58'36" L=4.39'

N06°40'00"W 4.95'

Δ=15°20'16" R=97.50' L=26.10'

15'

Δ=21°23'51" R=82.50' L=30.81'

DETAIL OF LOT 93

L=17.75' Δ=02°41'00"

L=13.19' Δ=01°59'36"

Δ=17°23'47" R=379.00' L=115.07'

CAFFRA PLACE

N08°44'11"E (RAD) R=379.00'

N61°56'03"E (RAD) R="C6"

DETAIL
NOT TO SCALE

1414/64

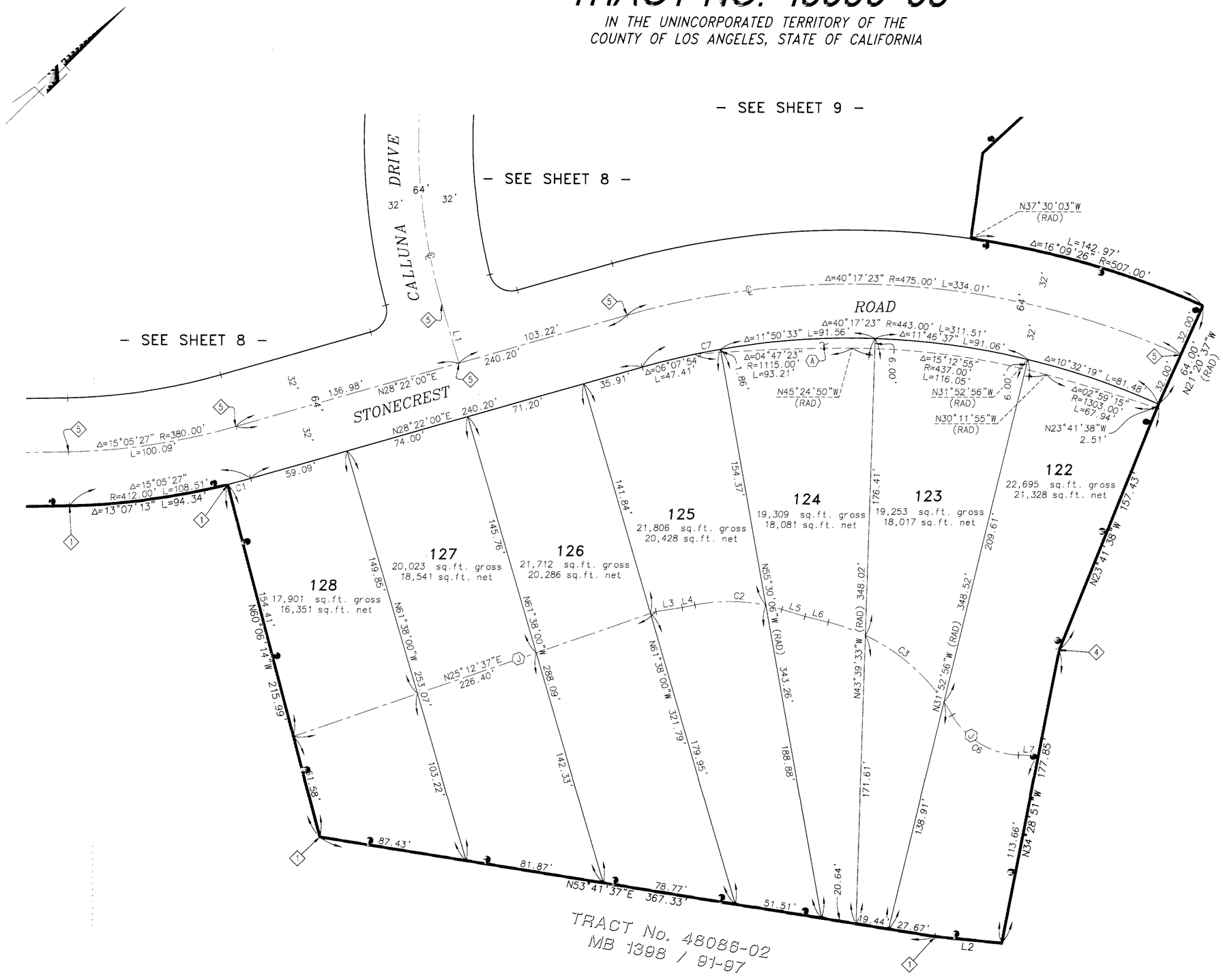
BOOK 1414 PAGE 64

SCALE: 1" = 40'

SHEET 13 OF 13 SHEETS

TRACT NO. 48086-03

IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

(#) INDICATES MONUMENT DESCRIBED IN LEGEND ON SHEET 3.

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	01°58'14"	412.00'	14.17'
C2	28°32'54"	104.00'	51.82'
C3	46°27'01"	116.00'	94.04'
C6	58°11'30"	47.00'	47.73'
C7	02°02'39"	443.00'	15.81'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N61°38'00"W	32.00'
L2	N50°12'40"E	39.45'
L3	N35°36'48"E	15.52'
L4	N33°08'22"E	7.79'
L5	N61°41'16"E	14.22'
L6	N58°17'54"E	14.25'
L7	N46°33'25"E	11.66'

EASEMENT LEGEND:

(A) EASEMENT TO THE COUNTY OF LOS ANGELES FOR AIRSPACE VISIBILITY PURPOSES.

(J) CENTERLINE OF A 20 FOOT WIDE EASEMENT TO THE COUNTY OF LOS ANGELES FOR MULTI-USE TRAIL PURPOSES.

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. 96-044-(5)

CONDITIONAL USE PERMIT ("CUP") MODIFICATION NO. RPPL2019002028

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Hearing Officer ("Hearing Officer") conducted a duly-noticed public hearing in the matter of Conditional Use Permit ("CUP") Modification to RPPL2019002028 ("CUP Mod") on October 22, 2024, after it was continued without opening the public hearing on August 27, 2024.

2. **HEARING PROCEEDINGS.** On October 22, 2024, the Hearing Officer heard a presentation from LA County Planning staff and testimony from the Permittee, the Mountains Recreation and Conservation Authority ("MRCA"), and a member of the public. The Permittee, Patrick Parker, testified that there are still lots of things left to do to build the Project and said they are happy to accept the modified conditions which ensures that they build what was approved. The Permittee further testified that the CC&Rs will ensure the open space remains intact and stated the Project remains largely unchanged from earlier approvals, apart from water and sewer piping within reason. Lynne Plambeck testified that she worked with the Permittee to negotiate the conditions that were added to the Fourth Amendment to the Vesting Tentative Tract Map 48086 ("TR48086") and didn't understand why the CUP conditions were being changed now. The testifier also said it was unclear which Addendum applies to the Project and that an older Addendum contained in the hearing package says there are no new issues. The testifier expressed concern that some of the conditions, such as those concerning native plants, don't match what was negotiated; there is not enough water to supply the Project; and the sewer lift may not have been upgraded. The testifier also expressed disbelief that the Project is still active after all this time. Paul Edelman spoke on behalf of MRCA to express concern with whether the Project would meet LID requirements, share its preference for public management of the Project's open space supported with permanent funding, and said a lot of work went into securing the wildlife corridor across the Project open space. In rebuttal, the Permittee provided assurances that applicable mitigation measures were satisfied leading up to recording the final map, that separate environmental permits were obtained, that the Project's open space would be funded, and that the modified conditions require indigenous and native plantings. Staff confirmed that the Modification to CUP Conditions would be recorded. The Hearing Officer closed the public hearing and approved the Project.

3. **MODIFICATIONS.** The permittee, Spring Canyon Recovery Acquisition LLC ("permittee"), requests a CUP Mod to authorize the modification of 12 conditions of CUP No. 96-044-(5) ("original CUP"), including Condition Nos. 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45 ("Project"); the original CUP was approved by the County Board

of Supervisors ("Board") on August 3, 2004. The original CUP authorized a density-controlled development within a Hillside Management Area.

4. **RELATED ENTITLEMENTS.** TR48086 is a related entitlement, and was approved together with the original CUP by the Board on August 3, 2004, to create 542 single-family lots, a fire station site, a sheriff substation site, two park lots and three open space lots on 548.1 gross acres. TR 48086 was amended four times: 2007, 2011, 2012, and 2019.

5. **LOCATION.** The Project is located north of the Antelope Valley (SR-14) Freeway and Soledad Canyon Road, between Shadow Pines Boulevard and Agua Dulce Canyon, in the Soledad Zoned District in the Santa Clarita Valley Planning Area in the unincorporated community of Santa Clarita Valley ("Project Site").

6. **LAND USE DESIGNATION.** The Project Site is located within the H2 (Residential 2 – 2 Dwelling Units per Acre) land use category of the Santa Clarita Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.

7. **ZONING.** The Project Site is currently zoned R-1-6,000 (Single-Family Residence - 6,000 Square Feet Minimum Required Lot Area), R-1-7,000 (Single-Family Residence - 7,000 Square Feet Minimum Required Lot Area), R-1-8,000 (Single-Family Residence - 8,000 Square Feet Minimum Required Lot Area), R-1-10,000 (Single-Family Residence - 10,000 Square Feet Minimum Required Lot Area), R-1-15,000 (Single-Family Residence - 15,000 Square Feet Minimum Required Lot Area), R-1-20,000 (Single-Family Residence - 20,000 Square Feet Minimum Required Lot Area), and A-2 (Heavy Agricultural).

8. **PROJECT AND SITE PLAN DESCRIPTION.**

   A. Existing Site Conditions
   The Project Site is 548.1 gross acres in size and consists of 514 legal lots, created when the final map phases for the Project were recorded (TR48086, TR48086-1, TR48086-2, TR48086-3). The Project Site is irregular in shape with sloping topography and is undeveloped.

   B. Site Access
   The Project Site is accessed from Yellowstone Road, a 64-foot-wide public road.

   C. Fourth Amendment to TR 48086 ("Fourth Amendment")
   The Fourth Amendment, approved by the Board on June 25, 2019, adjusted the sequencing of compliance with conditions of approval and mitigation measures related to grading, road, infrastructure, and parks and trail improvements, as well as landscaping installation. The Fourth Amendment also clarified which parties are responsible for implementation of mitigation measures and added conditions to address climate change considerations. Further, Condition No. 20 of the Fourth Amendment to TR 48086 requires the filing of a CUP Mod to ensure consistency

between the Conditions of Approval for the Fourth Amendment and the original CUP:

- **Fourth Amendment Condition 20**

  All Vesting Map conditions not amended by this Amendment map and all conditions of previously approved CUP and Oak Tree Permit Nos. 96-044-(5) apply, except where modified herein, or as will be required to be modified through the CUP Modification process, County Code Section 22.236, to ensure that the related CUP No. 96-044-(5) is consistent with the conditions of approval for this Amendment. The modification will capture changes with respect to earth material export and will ensure the timing of the conditions of approval of both the CUP and Amendment are consistent and will be required prior to issuance of grading and/or building permits. Subdivider must file for the CUP Modification prior to final map recordation.

D. Modifications to the Original CUP

The permittee is proposing to modify 12 conditions of approval, as required by Condition No. 20 of the Fourth Amendment, detailed in the table below: Condition Nos. 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45.

Current Language	Proposed Modification
Condition No. 1	
This grant authorizes the use of the subject property for 542 single-family lots, one public facility fire station lot, one public facility sheriff sub-station lot, two park lots, and three open space lots in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A" subject to all of the following conditions of approval.	This grant permits the use of the subject property for 492 single-family lots, a fire station lot, a Sheriff sub-station lot, 3 private park lots, 3 open space lots dedicated to the public, 12 debris basin lots, and a public school lot in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A' (Amendment Map), dated August 14, 2018, subject to all the following conditions of approval.
Condition No. 8	
The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project, are	The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project, and the Addendum to the Final Environmental Impact Report associated with Environmental Assessment

incorporated by this reference and made conditions of this permit. The permittee shall comply with the attached Mitigation Monitoring Program to the FEIR. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence: • Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits. • At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase; • Prior to occupancy clearances by the Department of Public Works; and, • Additional reports shall be submitted as required by the Director, the Forester, and/or Fire Warden.	No. RPPL2018004166, are incorporated by this reference and made conditions of this permit. The permittee shall comply with the Mitigation Monitoring Program to the FEIR, as amended by the Fourth Amendment to Vesting Tentative Tract Map No. 48086-(5). As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence; • Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits. • At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase; • Prior to occupancy clearances by the Department of Public Works; and Additional reports shall be submitted as required by the Director, and the Forester and/or Fire Warden.
Condition No. 15	
The subject property shall be graded, developed, and maintained in substantial	The subject property shall be graded, developed, and maintained in substantial compliance with the approved Fourth Amended Vesting Tentative Tract

compliance with the approved amended vesting tentative tract map and Exhibit "A" (dated 3/7/00), amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a revised Exhibit "A".	Map No. 48086-(5) and Exhibit "A" (dated August 14, 2018), showing total grading quantities of 7,237,000 cubic yards, with 5,287,000 of excavation and compaction, an additional 1,106,000 of alluvial removal and recompaction, stabilization fills of 402,000 cubic yards (cut/fill) and 442,000 (cut/fill) lot over-excavation, all balanced on-site. Future amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a Revised Exhibit "A".
Condition No. 17	
The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086 and Oak Tree Permit No. 96-044-(5).	The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086, including Vesting Tentative Tract Maps Amendments 1- 4, Conditional Use Permit No.96-044-(5), Oak Tree Permit No. 96-044-(5) and Oak Tree Permit No. 201300020. The Fourth Amendment to Vesting Tentative Tract Map 48086-(5) requires compliance with the following conditions of approval: <u>Prior To Issuance of A Certificate of Occupancy</u> • A conservation easement, to be held by an agency experienced in the management of undisturbed land, and to be approved by the Director, shall be placed on areas designated as open space and undisturbed areas of Lot Nos. 11-15, 33,39-44, 55-56, 509, and 513 on the tentative map. The conservation easement shall be filed, reviewed and approved by the Director prior to issuance of certificates of occupancy for the project. Upon recordation, the subject recorded conservation easements shall not be subordinate in title to any liens, or monetary obligations. Permittee shall provide a current title report for each easement parcel to the agency slated to hold the easements and shall be responsible for all costs related to the easement review and recordation, including title insurance. • Permittee shall transfer ownership of undeveloped, natural area depicted as open space to a public agency, or non-profit conservation organization, to the satisfaction of the Director, for perpetual maintenance of those

	portions of the open space and shall dedicate to the County the right to restrict any and all development on said lots. The final executed agreement shall include a reasonable endowment for maintenance as agreed upon by the public agency, or non-profit agency, or non-profit conservation organization and permittee, and must be to the satisfaction of the Director. • Permittee shall avoid using "V" ditches in the open space areas so as to allow wildlife crossing, to the satisfaction of Public Works and Regional Planning. <u>Prior To Issuance of Any Grading Permits</u> • Road widening improvements at the southern portion of the Project Site, adjacent to SR-14, shall include landscaping with indigenous/native plants that can connect and provide for wildlife passage between Spring Canyon Road 10-foot-high culvert and continue underneath Valley Canyon Road (proposed future Yellowstone Lane) to the southern natural, undisturbed slopes. • Landscaping with indigenous plants shall provide for wildlife passage east of the Stonecrest Road/Yellowstone Lane intersection. The intersection shall be configured with indigenous/native landscaping to guide wildlife on the riding-hiking-wildlife trail to the east and south across Soledad Canyon Road and out of the intersection. <u>Prior to Issuance of a Building Permit</u> • For Lot No. 514 (school site) the permittee shall coordinate with and notify the Sulphur Springs School District to prepare and submit preliminary improvement plans to the Public Works Traffic and Lighting Divisions (now Traffic, Safety and Mobility Division). • Permittee shall comply with County Code Section 21.32.200 by contributing its fair share for regional infrastructure improvements at SR-14 northbound ramps/Soledad Canyon Road and SR-14 southbound ramps north of Sand Canyon Road/Soledad Canyon Road to the satisfaction of Public Works. • Permittee shall contribute its fair share to the City of Santa Clarita to carry out improvements within

	the boundaries of the City's jurisdiction to the satisfaction of Public Works. • Permittee shall submit to Public Works detailed striping and signal plans consistent with the findings and recommendations from the Soledad Canyon Road Speed Advisory Study to the satisfaction of said department. • The bridge over Spring Canyon on Soledad Canyon Road (proposed future improvement/widening) shall be retained or reconstructed to the satisfaction of Regional Planning and Public Works. Bridge/street improvement plans, if implemented by the Permittee or by a separate agreed upon party, shall be reviewed and approved by the Director. • Prior to the issuance of the building permit for the 301st residential dwelling unit, the permittee shall submit evidence that a second means of access has been physically constructed to the satisfaction of Regional Planning, Public Works, and the Fire Department. <u>Prior To Issuance of A Certificate of Occupancy For Any Residential Lot</u> • Permittee shall construct and complete, or cause to be constructed and completed, the approved detailed striping and signal plans consistent with the findings and recommendations from the Soledad Canyon Road Speed Advisory Study to the satisfaction of Public Works.
Condition No. 19	
A maximum of 542 single-family residential units are permitted on the subject property.	A maximum of 492 single-family residential units are permitted on the subject property.
Condition No. 22	
The permittee shall provide in the Covenants, Conditions, and Restrictions, to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex	The permittee shall provide in the Covenants, Conditions, and Restrictions ("CC&R's"), to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine ("Cemex") south of the Antelope Valley Freeway (SR-14)with attendant resultant impacts, which are permitted to continue

Aggregate Mine ("Cemex") south of the Antelope Valley Freeway with attendant impacts, which are permitted to continue their operations in compliance with requirements of the County Code and any applicable permits.	their operations in compliance with requirements of the County Code and of any appliable permits. Prior to issuance of any Project building permit(s), Permittee shall establish a Homeowner's Association ("HOA") for the Project. CC&R's of the HOA shall be continuously maintained for the HOA. Where mitigation measures have provisions for buyers to receive information in escrow packages, the measures shall be recorded in the CC&R's.
Condition No. 23	
The Permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway, and proposed Cemex location south of the Antelope Valley Freeway.	The Permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway (SR-14), and proposed Cemex location south of the Antelope Valley Freeway (SR-14). In addition, the sales office shall have brochures available to highlight the benefits of the green initiatives featured at the Project Site and a brochure from the National Wildlife Federation to inform homebuyers of the Backyard Habitat Program.
Condition No. 24	
The Permittee shall submit a copy of the project's Covenants, Conditions, and Restrictions to the Director for review and approval prior to the recordation of the final map for Vesting Tentative Tract Map No. 48086.	The permittee shall submit a copy of the project's CC&R's to the Director for review and approval prior to the recordation of the final map for Vesting Amended Tentative Tract Map 48086. A copy of these Project conditions of approval shall be attached and included as conditions in the CC&R's provided to homeowners, and the CC&R's shall prohibit any such condition from being amended in any way, or eliminated, without prior approval from the Director.
Condition No. 36	
The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code.	The permittee shall utilize water-saving devices and technology as well as solar and electric efficiency technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code.

	Every residential dwelling unit within the Project Site shall be built with a solar panel system to generate electricity equivalent to 3 KwH. Permittee shall fund 25 electric vehicle ("EV") charging stations within the Project Site and/or the surrounding community for the public to access and use, and once funded, these charging stations shall be installed by a third-party electric car charging provider, such as ChargePointe or Blink. Every residential dwelling unit constructed within the Project Site shall feature a 220V outlet in the garage for future EV chargers. No community pool is currently planned in the community; however, if any community pool is built within the subdivision, it must be equipped with solar panels for heating. Every residential dwelling unit constructed within the project site shall feature a tankless on-demand water heater. Every residential dwelling unit constructed within the project site shall comply with current ordinances and State laws, including low water and water conservation. Every residential dwelling unit constructed within the project site shall be plumbed for an optional greywater system to recycle washing machine water or kitchen sink water for use in backyard landscaping. Every residential dwelling unit constructed within the project site shall feature a rainwater collection system to reduce landscape water use. All landscaping within the common space of the developed portion of the project site and in the front yards of each residential lot shall comply with the County Code and State laws, featuring drip irrigation with drought tolerant and/or native landscaping.
Condition No. 40	
The permittee shall, prior to issuance of the first single-family residential building permit, enter into a park development agreement with the Department of Parks and Recreation that	The permittee shall, prior to issuance of any building permit for the project, enter into a park development agreement with the Department of Parks and Recreation for development (1) an approximately 18-acre active park ("Active Park") and (2) a one-acre passive park ("Passive Park") as shown on an

provides for permittee's completion of (1) an approximately 18-acre active park ("Active Park") consisting of a total usable pad of approximately 4.6 acres, slopes, and parking area as depicted on an approved revised Exhibit "A", and (2) a one-acre passive park ("Passive Park") as shown on an approved revised Exhibit "A" all to the satisfaction of the Department of Parks and Recreation. The following improvements to the Active Park shall be completed prior to the issuance of the certificate of occupancy for the first single-family residential unit in the project: a. Improved youth soccer field; b. Recreational turf and landscaping; and c. Restroom facilities.	approved Revised Exhibit "A" all to the satisfaction of the Department of Parks and Recreation. Prior to the issuance of a building permit for the 213th residential dwelling unit, permittee shall complete, or cause complete construction of, the proposed active park; Pervious pavement shall be utilized in parking areas of the park and impervious pavement shall be eliminated wherever possible.
Condition No. 41	
The Passive Park shall be completed prior to the certificate of occupancy for the 100th single-family residential unit. The park development agreement shall provide that permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40 and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall otherwise bear the entire costs to complete such improvements.	The Passive Park shall be completed prior to the issuance of the certificate of occupancy for the 380th residential dwelling unit. The Permittee shall complete, or cause completion of, the proposed passive park. The park development agreement shall provide that the Permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40 and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall otherwise bear the entire costs to complete such improvements. Permittee shall pay the prevailing wage for park improvements. Permittee shall be eligible for a park obligation in-lieu fee credit for actual park improvement costs.
Condition No. 45	
All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan,	All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a Revised Exhibit "A", shall be

which may be incorporated into a revised plot plan, shall be submitted to and approved by the Director before issuance of a building permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. In addition to the review and approval of the Director, the landscaping plans will be reviewed by the staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department. 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. The landscaping plan shall be maintained in compliance with the approved grading plans. The landscaping plan must show that at least 50 percent of the area covered by landscaping will be locally indigenous species, including not only trees, but shrubs and ground covering as well. However, if the applicant can prove to the satisfaction of staff that a 50 percent or more locally indigenous species is not possible due to County fire safety requirements, then staff may determine that a lower percentage is required. In those areas where staff approves a reduction to less than 50 percent	submitted to and approved by the Director before issuance of a grading permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. In addition to the review and approval of the Director, the landscaping plans shall be reviewed by the staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department ("Fire Department"). Their review shall 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. The landscaping plan shall be maintained in compliance with the approved grading plans. A low wall made of fire-resistant material, to a maximum 42 inches in height, may be constructed at the proposed building pad boundaries between fuel modification Zones B and C. Zone C and beyond, shall have indigenous native plants to the satisfaction of the Fire Department. The landscaping plan must show all landscaping will be locally indigenous species, including not only trees but shrubs and ground cover as well. **Permitted Plantings.** Only trees, shrubs, and ground coverings indigenous to the local region may be used. Permittee shall plant indigenous/native vegetation in the open spaces, and on slopes, as long as it is outside of the fuel modification zones and 50 feet from structures. Existing native and non-native trees shall be mapped to the satisfaction of the Director, including holly-leaf cherry trees and California junipers. Holly-leaf cherry trees impacted by the Project shall be replaced and preserved in open space areas to the satisfaction of the Director. The Subdivider shall provide mitigation trees of eight to one (8:1) for each tree removed. Soil testing and land banking for the holly-leaf trees shall be accomplished prior to issuance of building permits, to the satisfaction of the Director.

locally indigenous vegetation, the amount of such planting required shall be at least 30 percent. The landscaping will include trees, shrubs, and ground covering at a mixture and density determined by staff and the Fire Department. Fire retardant plants should be given first consideration. **Permitted Plantings.** Trees, shrubs, and ground coverings indigenous to the local region may be used for the required 50 percent landscaping. Fire retardant and locally indigenous plants that may also be used for the required 50 percent of such landscaping can be found on the attached list (marked Exhibit "B") complied by the Los Angeles County Fire Department. This list may be amended as approved by staff. **Timing of Planting.** Prior to the issuance of building permits for any construction, the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within 6 months and expected growth during the subsequent 18 months. The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs, and ground coverings shall be completed within six months following occupancy. The approved landscaping plan shall set forth goals for the growth of new plants in order to	Mitigation trees shall be planted within one year of the holly-leaf cherry tree removals. Permittee shall inform the Director when such trees have been planted. Permittee or authorized party shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree to the satisfaction of the Director. The five-year maintenance period will begin upon notification from Permittee that such trees have been planted. The maintenance period of the trees failing to survive five years will start anew with different replacement trees. Active Park. Indigenous/native vegetation shall be required on all slopes outside of fuel modification zones, or 50 feet from structures. Revegetation of slopes in, adjoining, and adjacent to the active park shall be completed within five years of the active park's complete and final construction to aid with the success and visibility of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits. Passive Park. Indigenous/native vegetation shall be required on all slopes outside of fuel modification zones, or 50 feet from structures Revegetation of slopes in, adjoining and adjacent to the passive park's complete and final construction to aid with the success and viability of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits. **Timing of Planting.** Prior to the issuance of building permits for any construction, the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within 6 months and expected growth during the subsequent 18 months.

achieve established landscaping within 18 months following completion of the required planting. The permittee shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan. These requirements shall not apply to areas which have been previously landscaped and irrigated during other phases of development.	The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs, and ground coverings shall be completed within six months following occupancy. The approved landscaping plan shall set forth goals for the growth of new plants in order to achieve established landscaping within 18 months following completion of the required planting. The permittee shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan. These requirements shall not apply to areas which have been previously landscaped and irrigated during other phases of development.

9. **PUBLIC COMMENTS.** One Public Records Act request was received from the Santa Clarita Organization for Planning and the Environment (SCOPE) requesting specific project materials to be uploaded to the Project webpage. Two inquiries were received, one from the Agua Dulce Town Council and the other from Irma Briano, requesting information on the scope of the entitlement and the construction timeline.

10. **CEQA DETERMINATION.**

Addendum to the Certified Environmental Impact Report ("EIR")

Prior to the Hearing Officer's public hearing on the Project, an Addendum to the certified EIR 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. The Addendum concluded that the Project as proposed would not result in any new or increased environmental impacts beyond those which were analyzed in the EIR as there are no changes to subdivision design or scope of the proposed development. Further, there are no substantial changes to the circumstances under which the approved project was undertaken, and no new information pertaining to the subject property or impacts to the existing development have been discovered; therefore, additional environmental analysis was not required pursuant to Guidelines for CEQA Sections 15162 and 15164.

GENERAL PLAN CONSISTENCY FINDINGS

11. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan. The Project aligns conditions between the Project's Fourth Amendment and the original CUP. The Project does not alter the approved use or increase the number of approved residential units. Therefore, the Project continues to conform with the land use category, intended for the development of low-density residential neighborhoods that require urban services.

ZONING CODE CONSISTENCY FINDINGS

12. **DEVELOPMENT STANDARDS.** The Hearing Officer finds that the review of Project conformity with the development standards for the residential use in the R-1 (Single-Family Residence) and A-2 (Heavy Agricultural) zoning was conducted as part of the Fourth Amendment. The future residences will undergo a development standards conformance review prior to issuance of a building permit pursuant to County Code Chapters 22.16 (Agricultural, Open Space, Resort and Recreation, and Watershed Zones) and 22.18 (Residential Zones). It should be noted that the CUP Mod does not propose any changes to the Project and all zoning requirements apply unless specifically modified by the original CUP.

CONDITIONAL USE PERMIT MODIFICATION FINDINGS

13. The Hearing Officer finds that the proposed use will be consistent with the adopted Area Plan for the area. The proposed CUP Mod has no bearing on the project's consistency with the General Plan as the use and number of units that were previously approved will not change.

14. The Hearing Officer finds that the requested use at the Project Site not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the Project Site; and jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. The Project does not introduce any new requirements, expand existing requirements, or eliminate any requirements. The Project only aligns conditions between two Project entitlements, the original CUP and the Fourth Amendment, for consistency.

15. The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22 of the County Code, or as is otherwise required to integrate said use with the uses in the surrounding area. The CUP Mod will have no bearing on the project's ability to comply with development standards and future review will be required prior to the issuance of any building permits.

16. The Hearing Officer finds that the Project Site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kid and quantity of traffic such use would generate; by the other public or private service facilities as are required. The CUP Mod will have no bearing on the project's access as the entitlement request itself does not propose any changes to the Project but seeks to align the existing original CUP

conditions of approval to the changes that were previously approved under the Fourth Amendment by the Board.

17. The Hearing Officer finds that the modified CUP will not materially deviate from the terms and conditions imposed in the original CUP. The original CUP conditions are inconsistent with the Fourth Amendment Condition related to project grading timing. Therefore, modifying the CUP condition language for consistency will not materially deviate from the terms and conditions that were previously imposed.

18. The Hearing Officer finds that the approval of the application is necessary to allow reasonable operation and use granted in the CUP. The CUP Mod is required per Condition No. 20 of the Fourth Amendment, approved by the Board on June 25, 2019. The Fourth Amendment adjusts the sequencing for compliance with the conditions of approval and mitigation measures, clarifies which parties are responsible for implementation of mitigation measures, and adds conditions to address climate change. The CUP Mod will align the original CUP conditions with the Fourth Amendment conditions that permit the various Project changes. The CUP Mod itself does not include any changes to the approved Project - only text changes to the conditions of approval for document consistency.

19. After consideration of the Addendum to the certified EIR, together with the comments received during the public review process, the Hearing Officer finds on the basis of the whole record before it that there is no substantial evidence that the Project with modified conditions will have a significant effect on the environment, and further finds that the Addendum reflects the independent judgment and analysis of the Hearing Officer. The request is consistent with the applicable General Plan and is insignificant in its impact on the environment. Further, the proposed CUP Mod, related to the sequencing for compliance with conditions of approval and mitigation measures related to grading, road, infrastructure, parks and trails improvements, landscaping installation, climate change, implementing timing, and responsible parties, aligns the original CUP conditions with the Fourth Amendment Conditions of Approval. No changes to subdivision design or the scope of the approved development are proposed.

20. The Hearing Officer finds that only the specific request for modification shall be considered by the Hearing Officer at the public hearing. All other project features and conditions shall remain as previously approved.

ENVIRONMENTAL FINDINGS

21. The Hearing Officer finds that an Addendum to the certified EIR 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. The Hearing Officer finds that the Project as proposed would not result in any new or increased environmental impacts beyond those which were analyzed in the EIR as

there are no changes to subdivision design or scope of the proposed development. Further, there are no substantial changes to the circumstances under which the approved project was undertaken, and no new information pertaining to the subject property or impacts to the existing development have been discovered; therefore, additional environmental analysis was not required pursuant to Guidelines for CEQA Sections 15162 and 15164.

ADMINISTRATIVE FINDINGS

22. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to Section 22.236.040 (Application and Review Procedures) of the County Code, Staff properly notified the community of the public hearing by mail and newspaper. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website. On July 25, 2024 and September 16, 2024, staff mailed Notices of Public Hearing out to all property owners as identified on the County Assessor's record within 1,000-foot radius from the Project Site. This mailing also included notices to those on the courtesy mailing list for the Soledad Zoned District and to any additional interested parties.

23. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

A. The Hearing Officer finds that the proposed use will be consistent with the adopted Area Plan for the area.

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

C. The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22 of the County Code, or as is otherwise required to integrate said use with the uses in the surrounding area.

D. The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kid and quantity of traffic such use would generate; by the other public or private service facilities as are required.

E. The Hearing Officer finds that the modified CUP will not materially deviate from the terms and conditions imposed in the previously approved CUP.

F. The Hearing Officer finds that the approval of the application is necessary to allow reasonable operation and use granted in the CUP.

G. The Hearing Officer finds that all conditions of the original CUP and subsequent CUP Mods shall continue to apply, unless specifically modified by this approval.

H. After consideration of the addendum to the EIR and the Final EIR itself, together with any comments received during the public review process, the Hearing Officer finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the CUP Modification will have a significant effect on the environment, finds the addendum reflects the independent judgment and analysis of the Hearing Officer, and approves the addendum.

THEREFORE, THE HEARING OFFICER:

1. Concludes the Addendum to the EIR for the Project was completed in compliance with CEQA and the State and County Guidelines related thereto.

2. Approves **CONDITIONAL USE PERMIT ("CUP") MODIFICATION NO. RPPL2019002028**, subject to the attached conditions.

ACTION DATE: October 22, 2024

JSH:EGA:MP

MODIFIED CONDITION ADDENDUM
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. 96-044-(5)
CONDITIONAL USE PERMIT ("CUP") MODIFICATION NO. RPPL2019002028

MODIFICATION OF CONDITION NUMBERS 1, 8, 15, 17, 19, 22, 23, 24, 36, 40, 41, and 45 OF CUP NO. 96-044-(5)

Pursuant to Chapter 22.236 (Minor Modification Or Elimination Of Conditional Use Permit Conditions) of the County Code, and in conformance with the Hearing Officer approval action regarding modification to CUP No. 96-044-(5) on October 22, 2024, the following Conditions of Approval of originally approved Conditional Use Permit Number 96-044 is hereby modified, as follows:

Condition No. 1, which currently states:

> "This grant authorizes the use of the subject property for 542 single-family lots, one public facility fire station lot, one public facility sheriff sub-station lot, two park lots, and three open space lots in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A" subject to all of the following conditions of approval."

With the requested modification, Condition No. 1 will state:

> **This grant permits the use of the subject property for 492 single-family lots, a fire station lot, a Sheriff sub-station lot, 3 private park lots, and 3 open space lots dedicated to the public, 12 debris basin lots, and a public school lot in compliance with the County's density-controlled development and Hillside Management design review criteria and as depicted on the approved Exhibit "A' (Amendment Map), dated August 14, 2018, subject to all the following conditions of approval."**

Condition No. 8, which currently states:

> "The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project, are incorporated by this reference and made conditions of this permit. The permittee shall comply with the attached Mitigation Monitoring Program to the FEIR. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence;
>
> - Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits.

- At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase;
- Prior to occupancy clearances by the Department of Public Works; and,
- Additional reports shall be submitted as required by the Director, the Forester, and/or Fire Warden.

With the requested modification, this Condition No. 8 will state:

"The mitigation measures set forth in the Project Mitigation Measures section of the Final Environmental Impact Report ("FEIR") for the project, and the Addendum to the Final Environmental Impact Report associated with Environmental Assessment No. RPPL2018004166, are incorporated by this reference and made conditions of this permit. The permittee shall comply with the Mitigation Monitoring Program to the FEIR, as amended by the Fourth Amendment to Vesting Tentative Tract Map No. 48086-(5). As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for review and approval by said department. The reports shall describe the status of the permittee's compliance with the required mitigation measures. The reports shall be submitted in the following sequence;

- **Prior to or concurrent with submittal of a site plan to be approved by the Director of Planning ("Director") prior to issuance of grading permits.**
- **At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase;**
- **Prior to occupancy clearances by the Department of Public Works; and**
- **Additional reports shall be submitted as required by the Director, and the Forester and/or Fire Warden.**

Condition No. 15, currently states:

"The subject property shall be graded, developed, and maintained in substantial compliance with the approved amended vesting tentative tract map and Exhibit "A" (dated 3/7/00), amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a revised Exhibit "A".

With the requested modification, Condition No. 15 will state:

> **"The subject property shall be graded, developed, and maintained in substantial compliance with the approved Fourth Amended Vesting Tentative Tract Map No. 48086-(5) and Exhibit "A" (dated August 14, 2018), showing total grading quantities of 7,237,000 cubic yards, with 5,287,000 of excavation and compaction, an additional 1,106,000 of alluvial removal and recompaction, stabilization fills of 402,000 cubic yards (cut/fill) and 442,000 (cut/fill) lot over-excavation, all balanced on-site. Future amended or revised tentative maps approved for Vesting Tentative Tract Map No. 48086 may, at the discretion of the Director, constitute a Revised Exhibit "A".**

Condition No. 17, which currently states:

> "The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086 and Oak Tree Permit No. 96-044-(5)."

With the requested modification, Condition No. 17 will state:

> **"The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 48086, including Vesting Tentative Tract Map Amendments 1-4, Conditional Use Permit No. 96-044-(5), Oak Tree Permit No. 96-044-(5), and Oak Tree Permit No. 201300020.**
>
> **The Fourth Amendment to Vesting Tentative Tract Map 48086-(5) requires compliance with the following conditions of approval:**
>
> **Prior To Issuance Of A Certificate of Occupancy**
>
> - **A conservation easement, to be held by an agency experienced in the management of undisturbed land, and to be approved by the Director, shall be placed on areas designated as open space and undisturbed areas of Lot Nos. 11-15, 33,39-44, 55-56, 509, and 513 on the tentative map. The conservation easement shall be filed, reviewed and approved by the Director prior to issuance of certificates of occupancy for the project. Upon recordation, the subject recorded conservation easements shall not be subordinate in title to any liens, or monetary obligations. Permittee shall provide a current title report for each easement parcel to the agency slated to hold the easements and shall be responsible for all costs related to the easement review and recordation, including title insurance.**
>
> - **Permittee shall transfer ownership of undeveloped, natural area depicted as open space to a public agency, or non-profit conservation organization, to the satisfaction of the Director, for perpetual maintenance of those portions of the open space and shall dedicate to**

the County the right to restrict any and all development on said lots. The final executed agreement shall include a reasonable endowment for maintenance as agreed upon by the public agency, or non-profit agency, or non-profit conservation organization and permittee, and must be to the satisfaction of the Director.

- **Permittee shall avoid using "V" ditches in the open space areas so as to allow wildlife crossing, to the satisfaction of Public Works and Regional Planning.**

Prior To Issuance Of Any Grading Permits

- **Road widening improvements at the southern portion of the Project Site, adjacent to SR-14, shall include landscaping with indigenous/native plants that can connect and provide for wildlife passage between Spring Canyon Road 10-foot-high culvert and continue underneath Valley Canyon Road (proposed future Yellowstone Lane) to the southern natural, undisturbed slopes.**

- **Landscaping with indigenous plants shall provide for wildlife passage east of the Stonecrest Road/Yellowstone Lane intersection. The intersection shall be configured with indigenous/native landscaping to guide wildlife on the riding□hiking-wildlife trail to the east and south across Soledad Canyon Road and out of the intersection.**

Prior to Issuance of a Building Permit

- **For Lot No. 514 (school site) permittee shall coordinate with and notify the Sulphur Springs School District to prepare and submit preliminary improvement plans to the Public Works Traffic and Lighting Divisions (now Traffic, Safety and Mobility Division).**

- **Permittee shall comply with County Code Section 21.32.200 by contributing its fair share for regional infrastructure improvements at SR-14 northbound ramps/Soledad Canyon Road and SR-14 southbound ramps north of Sand Canyon Road/Soledad Canyon Road to the satisfaction of Public Works.**

- **Permittee shall contribute its fair share to the City of Santa Clarita to carry out improvements within the boundaries of the City's jurisdiction to the satisfaction of Public Works.**

- **Permittee shall submit to Public Works detailed striping and signal plans consistent with the findings and recommendations from the Soledad Canyon Road Speed Advisory Study to the satisfaction of said department.**

- **The bridge over Spring Canyon on Soledad Canyon Road (proposed future improvement/widening) shall be retained or reconstructed to the satisfaction of Regional Planning and Public Works. Bridge/street improvement plans, if implemented by the Permittee or by a separate agreed upon party, shall be reviewed and approved by the Director.**

- **Prior to the issuance of the building permit for the 301st residential dwelling unit, the permittee shall submit evidence that a second means of access has been physically constructed to the satisfaction of Regional Planning, Public Works, and the Fire Department.**

Prior To Issuance Of A Certificate of Occupancy For Any Residential Lot

- **Permittee shall construct and complete, or cause to be constructed and completed, the approved detailed striping and signal plans consistent with the findings and recommendations from the Soledad Canyon Road Speed Advisory Study to the satisfaction of Public Works."**

Condition No. 19, which currently states:

"A maximum of 542 single-family residential units are permitted on the subject property."

With the requested modification, Condition No. 19 will state:

"A maximum of 492 single-family residential units are permitted on the subject property."

Condition No. 22, which currently states:

"The permittee shall provide in the Covenants, Conditions, and Restrictions, to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine ("Cemex") south of the Antelope Valley Freeway with attendant impacts, which are permitted to continue their operations in compliance with requirements of the County Code and any applicable permits."

With the requested modification, Condition No. 22 will state:

"The permittee shall provide in the Covenants, Conditions, and Restrictions ("CC&R's"), to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the homes that the development is located adjacent to existing industrial zoning and uses, including the proposed Cemex Aggregate Mine ("Cemex") south of the Antelope Valley Freeway (SR-14) with attendant resultant impacts, which are permitted to

continue their operations in compliance with requirements of the County Code and of any appliable permits. Prior to issuance of any Project building permit(s), Permittee shall establish a Homeowner's Association ("HOA") for the Project. CC&R's of the HOA shall be continuously maintained for the HOA. Where mitigation measures have provisions for buyers to receive information in escrow packages, the measures shall be recorded in the CC&R's."

Condition No. 23, which currently states:

"The Permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway, and proposed Cemex location south of the Antelope Valley Freeway."

With the requested modification, Condition No. 23 will state:

"The Permittee shall prominently display an aerial map in its sales office and model homes showing the subject property, the Antelope Valley Freeway, and proposed Cemex location south of the Antelope Valley Freeway (SR-14). In addition, the sales office shall have brochures available to highlight the benefits of the green initiatives featured at the Project Site and a brochure from the National Wildlife Federation to inform homebuyers of the Backyard Habitat Program."

Condition No. 24, which currently states:

"The Permittee shall submit a copy of the project's Covenants, Conditions, and Restrictions to the Director for review and approval prior to the recordation of the final map for Vesting Tentative Tract Map No. 48086."

With the requested modification, Condition No. 24 will state:

"The permittee shall submit a copy of the project's CC&R's to the Director for review and approval prior to the recordation of the final map for Vesting Amended Tentative Tract Map 48086. A copy of these Project conditions of approval shall be attached and included as conditions in the CC&R's provided to homeowners, and the CC&R's shall prohibit any such condition from being amended in any way, or eliminated, without prior approval from the Director."

Condition No. 36, which currently states:

"The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code."

With the requested modification, Condition No. 36 will state:

"The permittee shall utilize water-saving devices and technology as well as solar and electric efficiency technology in the construction of this project consistent with the Los Angeles County Building and Plumbing Code.

Every residential dwelling unit within the Project Site shall be built with a solar panel system to generate electricity equivalent to 3 KwH.

Permittee shall fund 25 electric vehicle ("EV") charging stations within the Project Site and/or the surrounding community for the public to access and use, and once funded, these charging stations shall be installed by a third party electric car charging provider, such as ChargePointe or Blink.

Every residential dwelling unit constructed within the Project Site shall feature a 220V outlet in the garage for future EV chargers.

No community pool is currently planned in the community; however, if any community pool is built within the subdivision, it must be equipped with solar panels for heating.

Every residential dwelling unit constructed within the project site shall feature a tankless on-demand water heater. Every residential dwelling unit constructed within the project site shall comply with current ordinances and State laws, including low water and water conservation.

Every residential dwelling unit constructed within the project site shall be plumbed for an optional greywater system to recycle washing machine water or kitchen sink water for use in backyard landscaping.

Every residential dwelling unit constructed within the project site shall feature a rainwater collection system to reduce landscape water use.

All landscaping within the common space of the developed portion of the project site and in the front yards of each residential lot shall comply with the County Code and State laws, featuring drip irrigation with drought tolerant and/or native landscaping."

Condition No. 40, which currently states:

"The permittee shall, prior to issuance of the first single-family residential building permit, enter into a park development agreement with the Department of Parks and Recreation that provides for permittee's completion of (1) an approximately 18-acre active park ("Active Park") consisting of a total usable pad of approximately 4.6 acres, slopes, and parking area as depicted on an approved revised Exhibit "A", and (2) a one-acre passive park ("Passive Park") as shown on

an approved revised Exhibit "A" all to the satisfaction of the Department of Parks and Recreation. The following improvements to the Active Park shall be completed prior to the issuance of the certificate of occupancy for the first single-family residential unit in the project:

a. Improved youth soccer field;
b. Recreational turf and landscaping; and
c. Restroom facilities."

With the requested modification, Condition No. 40 will state:

"The permittee shall, prior to issuance of any building permit for the project, enter into a park development agreement with the Department of Parks and Recreation for development (1) an approximately 18-acre active park ("Active Park") and (2) a one-acre passive park ("Passive Park") as shown on an approved Revised Exhibit "A" all to the satisfaction of the Department of Parks and Recreation. Prior to the issuance of a building permit for the 213th residential dwelling unit, permittee shall complete, or cause complete construction of, the proposed active park; Pervious pavement shall be utilized in parking areas of the park and impervious pavement shall be eliminated wherever possible."

Condition No. 41, which currently states:

"The Passive Park shall be completed prior to the certificate of occupancy for the 100th single-family residential unit. The park development agreement shall provide that permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40 and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall otherwise bear the entire costs to complete such improvements."

With the requested modification, Condition No. 41 will state:

"The Passive Park shall be completed prior to the issuance of the Certificate of Occupancy for the 380th residential dwelling unit. The Permittee shall complete, or cause completion of, the proposed passive park. The park development agreement shall provide that the Permittee may receive credit against its expenditures on the improvements required by Condition Nos. 40 and 41 against its remaining "Quimby" fee obligation otherwise payable by the permittee. Permittee shall otherwise bear the entire costs to complete such improvements. Permittee shall pay the prevailing wage for park improvements. Permittee shall be eligible for a park obligation in-lieu fee credit for actual park improvement costs."

Condition No. 45, which currently states:

> "All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a revised plot plan, shall be submitted to and approved by the Director before issuance of a building permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.
>
> In addition to the review and approval of the Director, the landscaping plans will be reviewed by the staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department. 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. The landscaping plan shall be maintained in compliance with the approved grading plans."

With the requested modification, Condition No. 45 will state:

> **"All graded slopes (cut and fill) shall be revegetated. Three copies of a landscape plan, which may be incorporated into a Revised Exhibit "A", shall be submitted to and approved by the Director before issuance of a grading permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary.**
>
> **In addition to the review and approval of the Director, the landscaping plans shall be reviewed by the staff biologist of the Department of Regional Planning and the Los Angeles County Fire Department ("Fire Department"). Their review shall 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. The landscaping plan shall be maintained in compliance with the approved grading plans.**
>
> **A low wall made of fire-resistant material, to a maximum 42 inches in height, may be constructed at the proposed building pad boundaries between fuel modification Zones B and C. Zone C and beyond, shall have indigenous native plants to the satisfaction of the Fire Department."**
>
> **The landscaping plan must show that all at least 50 percent of the area covered by landscaping will be locally indigenous species, including not only trees but shrubs and ground cover as well.**

However, if the applicant can prove to the satisfaction of staff that a 50 percent or more locally indigenous species is not possible due to County fire safety requirements, then staff may determine that a lower percentage is required. In those areas where staff approves a reduction to less than 50 percent locally indigenous vegetation, the amount of such planting required shall be at least 30 percent. The landscaping will include trees, shrubs, and ground covering at a mixture and density determined by staff and the Fire Department. Fire retardant plants should be given first consideration.

Permitted Plantings. Only trees, shrubs, and ground coverings indigenous to the local region may be used. Permittee shall plant indigenous/native vegetation in the open spaces, and on slopes, as long as it is outside of the fuel modification zones and 50 feet from structures. Fire retardant and locally indigenous plants that may also be used for the required 50 percent of such landscaping can be found on the attached list (marked Exhibit "B") complied by the Los Angeles County Fire Department. This list may be amended as approved by staff.

Existing native and non-native trees shall be mapped to the satisfaction of the Director, including holly-leaf cherry trees and California junipers.

Holly-leaf cherry trees impacted by the Project shall be replaced and preserved in open space areas to the satisfaction of the Director. The Subdivider shall provide mitigation trees of eight to one (8:1) for each tree removed. Soil testing and land banking for the holly-leaf trees shall be accomplished prior to issuance of building permits, to the satisfaction of the Director.

Mitigation trees shall be planted within one year of the holly-leaf cherry tree removals. Permittee shall inform the Director when such trees have been planted.

Permittee or authorized party shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree to the satisfaction of the Director. The five-year maintenance period will begin upon notification from Permittee that such trees have been planted. The maintenance period of the trees failing to survive five years will start anew with different replacement trees.

Active Park. Indigenous/native vegetation shall be required on all slopes outside of fuel modification zones, or 50 feet from structures. Revegetation of slopes in, adjoining, and adjacent to the active park shall be completed within five years of the active park's complete and final construction to aid with the success and visibility of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the

satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits.

Passive Park. Indigenous/native vegetation shall be required on all slopes outside of fuel modification zones, or 50 feet from structures Revegetation of slopes in, adjoining and adjacent to the passive park's complete and final construction to aid with the success and viability of the plantings, depending on the type of habitat designed in the landscape plan and schedule of revegetation, to the satisfaction of Regional Planning. Landscaping plans shall be reviewed and approved by the Director prior to issuance of any grading permits.

Timing of Planting. Prior to the issuance of building permits for any construction, the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within 6 months and expected growth during the subsequent 18 months.

The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs, and ground coverings shall be completed within six months following occupancy.

The approved landscaping plan shall set forth goals for the growth of new plants in order to achieve established landscaping within 18 months following completion of the required planting. The permittee shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan.

These requirements shall not apply to areas which have been previously landscaped and irrigated during other phases of development.