



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Dennis Slavin
Acting Director

November 13, 2017

Mike McMillen
19540 Jamboree Road
Irvine, CA 92612

**REGARDING: PROJECT NO. 04-075-(5)
SECOND AMENDMENT TO VESTING TENTATIVE TRACT MAP NO.
060922-2 RPPL2017008613
CONDITIONAL USE PERMIT MODIFICATION NO. RPPL2017009424
SKYLINE RANCH ROAD**

Hearing Officer Gina Natoli, by her action of **November 7, 2017**, 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 the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

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 20, 2017**. **Appeals must be delivered in person.**

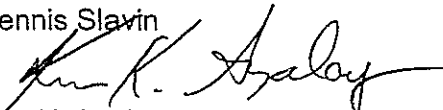
Appeals: To file an appeal, please contact:
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

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 CEQA 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 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
Dennis Slavin


Kim K. Szalay, Supervising Regional Planner
Land Divisions Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion), Notice of Determination (1 original, 1 copy)
c: DPW (Building and Safety); Sikand Engineering

KKS:SDJ

**FINDINGS OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
SECOND AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 060922
PROJECT NO. 04-075-(5)**

1. The Hearing Officer of Los Angeles County, Ms. Gina Natoli, conducted a duly noticed public meeting in the matter of a Second Amendment to Vesting Tentative Tract Map No. 060922 (Amendment) and Conditional Use Permit Modification No. RPPL 2017009424 on November 7, 2017.
2. The Amendment proposes the following changes to the approved Vesting Tentative Tract Map No. 060922 (TR 060922):
 - Reconfiguration of single-family residence lots,
 - Adjustments to pad elevations, private streets and private drives and fire lanes,
 - Substitution of one multi-family residence lot developed with 188 detached, single-family residence condominium units with 156 single-family residence lots,
3. Only items proposed for modification are considered by the Hearing Officer at the public meeting. All other project features and conditions remain as previously approved. The conditions of approval provide for appropriate mitigation measures.
4. The subject site is located west of Sierra Highway, south of Vasquez Canyon Road, and north of the City of Santa Clarita in the Sand Canyon Zoned District.
5. The irregularly-shaped property is vacant and undeveloped, in a mostly natural condition with level to steeply sloping topography.
6. Access to the proposed development is provided by Whites Canyon/Plum Canyon Roads and Sierra Highway.
7. The project site is currently zoned R-1 (Single-Family Residence, 5,000 Square Feet Minimum Required Lot Area), A-2-2 (Heavy Agricultural, 2 Acres Minimum Required Lot Area) and A-1-2 (Light Agricultural, 2 Acres Minimum Required Lot Area).
8. Surrounding zoning includes Zone A-2-2 to the north, Zone A-2-1 and the City of Santa Clarita to the south, Zones A-2-2, A-1-1 (Light Agricultural, 1 Acre Minimum Required Lot Area), A-1-2 and R-1 to the east and Zones A-2-2, O-S, RPD-6,000-5.9U, RPD-20,000-2.4U and the City of Santa Clarita to the west.
9. The subject property consists of undeveloped lots. Surrounding uses include vacant lots and single-family residences to the north, south, east and west.
10. The project is consistent with the Zone R-1 classification and project design complies with the area requirements of the zone. Residential development is

SECOND AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 060922
FINDINGS

Page 2

- permitted in Zone R-1 pursuant to Section 22.20.070 of the Los Angeles County Code (County Code). The proposed density of 1,220 dwelling units is consistent with the maximum density permitted by Zone R-1.
11. The property is depicted in 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.
 12. Conditional Use Permit No. 04-075 authorizes the proposed dwelling units that results in 0.56 dwelling unit per acre, exceeding the low-density threshold of 402 dwelling units established for the project to implement and ensure compliance with the performance review procedure for hillside development.
 13. Conditional Use Permit No. 200900121 authorized the development of an on-site temporary materials processing facility during project construction, off-site grading and authorized placement of solid fill for Skyline Ranch Road.
 14. The amendment to the vesting tentative tract map dated September 27, 2017, depicts 1,087 total lots, including 1,032 single-family residence lots, three multi-family residence lots developed with 188 detached single-family residence condominium units, 17 open space lots, one public park lot, five private recreation lots, one public school lot, 12 debris basin lots, two water tank lots, one booster station lot and 13 private drive and fire lane lots on 2,173.25 acres.
 15. Staff received public comments from the public with questions regarding the scope of changes and whether or not roads would connect with existing neighborhoods.
 16. On November 7, 2017, the Hearing Officer heard a presentation from staff and testimony from the applicant.
 17. During the November 7, 2017 public hearing, the Hearing Officer heard a presentation from staff and testimony from the applicant.
 18. Staff and the applicant were available for questioning.
 19. The Hearing Officer moved to act on the applicant's request after confirming there were no other speakers.
 20. The Hearing Officer finds that the requested adjustments to the configuration of lots are acceptable in that they are a reduction in originally approved overall lots by 40 fewer single-family total units.

21. The Hearing Officer finds that the requested substitution of 188 single-family residence condominium units with 156 single-family residence lots is in keeping with providing residential uses at a maximum density of two dwelling units per one acre in the H2 category and in this density-controlled development that promotes clustering; retains topographical features and resources in order to preserve open space for protection of these natural features; provides recreational amenities; and, all proposed residential lots meet the minimum lot size requirements.
22. The Hearing Officer finds that the requested reconfiguration of the single-family residence lots at the northeast area of the project site is acceptable as the change serves older residents since the area is reserved for age-qualified buyers and residents and provides for public health and quality of life.
23. The Hearing Officer finds that the requested alterations to private drives and fire lanes are consistent with the reconfiguration of lots and ensures that the proposed design conveys vehicles and pedestrians through the area at acceptable service levels at build-out of the development.
24. The Hearing Officer further finds that pad elevation changes will provide recreational and aesthetic benefits as well as increased environmental quality through maintenance of open space, permeable land area for surface water infiltration and percolation, trees and vegetation for habitat, and the economic benefits of increased property values.
25. The Hearing Officer finds that a modification to the conditional use permit is required to address the map amendments approved relating to immaterial changes such as differences in lot numbers, clarification of grading quantities and other reduced impacts associated with the project.
26. Approval of this amendment map does not change the December 7, 2017 expiration date of Vesting Tentative Tract Map 060922.
27. Future detailed development plans of the proposed parcels must comply with the Los Angeles County Low Impact Development and Green Building Ordinances, as applicable, prior to building permit issuance.
28. The Hearing Officer finds that depiction of proposed common open space amenities contained within proposed multi-family residence lots is in keeping with the Santa Clarita Valley Area and County of Los Angeles General Plans in that they provide recreational activities which promote public health and safety. The Hearing Officer further finds that a modified or amended Exhibit "A"/Exhibit Map is necessary to illustrate all required multi-family residence lot improvements.

29. The Hearing Officer finds that model homes, temporary real estate offices and a marketing center for the tract aid in promoting and implementing the approved project, and construction may be necessary prior to final map recordation and should be authorized if reviewed and approved by the Director.
30. 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 does not change the vesting status.
31. An addendum to the Environmental Impact Report ("EIR") has been recommended as the appropriate environmental document for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.
32. After consideration of the addendum to the certified final EIR, 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 proposed amendment will have a significant effect on the environment.
33. The Hearing Officer finds that the addendum reflects the independent judgment and analysis of the Hearing Officer, and approves the addendum.
34. Approval of this amendment is subject to the subdivider's compliance with the attached conditions of approval.
35. 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 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.

THEREFORE THE HEARING OFFICER:

1. Approves the addendum to the EIR and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.
2. Approves the Second Amendment to Vesting Tentative Tract Map No. 060922 subject to the attached conditions and recommendations of the Los Angeles County Subdivision Committee.
3. Approves Conditional Use Permit Modification No. RPPL2017009424.

FINDINGS AND ORDER OF THE HEARING OFFICER COUNTY OF LOS ANGELES

PROJECT NUMBER 04-075-(5) CONDITIONAL USE PERMIT NUMBER 04-075

REQUEST: Elimination or modification to conditions of approval to previously approved Conditional Use Permit No. 04-075. Conditions No. 1, 23-26, 33, 34, 61, 63, and 65 as modified, shall read as follows:

1. #1 *"This grant authorizes the use of the subject property in urban and non-urban hillside area for 1,032 single-family residential lots, three multi-family residential lots developed with 188 new, detached single-family residence condominium units, 17 open space lots, one public park and five private recreation lots, 1 public school lot, three water tank and booster station lots, 12 debris basin lots and 13 private drive and fire lane lots, a density-controlled development to cluster the residential lots on the southern portion of the project site with reduced lot size to 5,000 to 21,726 net square feet, on-site grading exceeding 100,000 cubic yards within Zones A-2-2 (Heavy Agricultural-Two Acre minimum Required Lot Area), and R-1 (Single-Family Residence-5,000 Square Feet Minimum Lot Size) on 2,173.25 acres as depicted on the approved exhibit map marked Exhibit "A" (dated September 27, 2017) or an approved revised Exhibit "A", subject to the following conditions of approval."*
2. #23 *"The permittee shall provide for the ownership and maintenance of private recreation Lot Nos. 1037 through 1041 by an HOA to the satisfaction of Regional Planning."*
3. #24 *"The permittee shall dedicate to the County of Los Angeles the right to prohibit construction of any residential structures on the public school site depicted on the Exhibit "A" as Lot No. 1036, and on the open space areas depicted on the approved Exhibit "A" as public park Lot No. 1042 and private recreation Lots No. 1037 through 1041."*
4. #25 *"The permittee shall dedicate open space Lot Nos. 1043 through 1059 to the County of Los Angeles or other public agency to the satisfaction of Regional Planning. The dedication shall contain language requiring that access for emergency purposes shall not be prohibited over said open space lots."*
5. #26 *"The permittee shall dedicate to the County of Los Angeles the right to prohibit development, including construction of any structures and grading, on the open space areas as depicted on the Exhibit "A" as open space Lots No. 1043 through 1059."*
6. #33 *"Prior to issuance of any building permit, a site plan including exterior elevations and floorplans shall be submitted to and approved by the Director, as a revised Exhibit "A"."*

7. #34 *“Single-family residential structures shall have a minimum front yard setback of 20 feet from the face of the garage exterior to the back of the sidewalk adjacent to the property line of single-family residence lots. Any habitable structure shall have a minimum setback of 23 feet to the face of the curb. Prior to issuance of any building permit, a site plan that includes delineation of the sidewalk and measurement of the front yard setbacks shall be submitted to and approved by the Director of Planning as a revised exhibit “A” to ensure compliance.”*

8. #61 *“Each phase of the project shall incorporate a minimum of three floor plans, three elevation styles and a minimum of three color and materials schemes per elevation style.”*

9. #63 *“Provide additional elevation massing on front and rear elevations utilizing popped-out forms with gable-end roofs, shed roofs or hip roof forms. Main roof massing shall vary from plan to plan. Provide single-story edges at front elevations on plan for variety. On adjoining lots, utilize variety of main roof forms:*

- a. Front-to-back roof*
- b. Side-to-side roof*
- c. Hip roofs”*

10. #65 *“For residences with attached garages, the garage shall be set back at least two feet from the front face of the residence.”*

HEARING DATE: November 7, 2017

PROCEEDINGS BEFORE THE HEARING OFFICER:

Findings

1. The project site is located west of Sierra Highway, south of Vasquez Canyon Road, and north of the City of Santa Clarita in the Sand Canyon Zoned District.
2. Zoning on the subject property is R-1 (Single-Family Residence, 5,000 Square Feet Minimum Required Lot Area), A-2-2 (Heavy Agricultural, 2 Acres Minimum Required Lot Area) and A-1-2 (Light Agricultural, 2 Acre Minimum Required Lot Area).
3. The project was originally approved on December 7, 2010 by the Board of Supervisors to authorize the creation of 1,260 single-family lots on 2,173 acres.

4. The applicant has requested a minor modification to the conditions of approval for Conditional Use Permit No. 04-075 to allow the scope of the approval to match the authorized and proposed changes to the map.
5. A modification of conditions is required for permit consistency with the proposed map amendment depictions and to implement the project goals and objectives.
6. Pursuant to Section 22.56.1600 of the Los Angeles County Code (“County Code”), the minor modification to previously approved conditions is allowed for modifications that will not result in a substantial alteration or material deviation from the terms and conditions of the previously approved permit. This project requests to update lot numbers, required elevation variation, setback language and residential structure requirements. As the use of the property as a residential development will remain the same, and as the total number of proposed dwelling units is reduced, there is no substantial alteration or material deviation proposed from the previously approved conditions.
7. With the requested modifications, the Conditions 1, 23-26, 33, 34, 61, 63 and 65 will read as indicated in numbers 1-10 in the request above.
8. Pursuant to the provisions of Section 22.56.1630 of the County Code, the Hearing Officer shall approve an application to modify or eliminate any condition(s) of a previously approved conditional use permit if not more than one protest to the granting of the application is received within the specified protest period and the applicant substantiates that:
 - a. The requested use at the location will not:
 - i. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 - ii. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - iii. Jeopardize, endanger or otherwise constitute a menace to the public health, safety of general welfare; and
 - b. The proposed site is adequate in size and shape to accommodate the yards, wall, fences, parking and loading facilities, landscaping and other development features prescribed, and
 - c. The proposed site is adequately served:
 - i. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate; and
 - ii. By other public or private service facilities as required.
 - d. The modified conditional use permit will not materially deviate from the terms

- and conditions imposed in the previously approved conditional use permit; and
- e. Approval of the application is necessary to allow the reasonable operation and use granted in the conditional use permit.
9. The Hearing Officer finds that the requested use at the location 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, or jeopardize, endanger or otherwise constitute a menace to the public health, safety of general welfare because the proposed residential use follows the existing pattern of development of the area.
 10. The Hearing Officer finds that the project site is adequate in size and shape to accommodate the proposed project since the site is 2,173.25 gross acres.
 11. The Hearing Officer finds that the site is adequately served because the proposed Skyline Ranch Road, under construction, is being developed, at minimum, at 100 feet in width and is intended for pedestrian, bicycle and vehicle travel and planned to be offered and accepted by the County.
 12. The Hearing Officer finds that accomplishment of project goals and objectives does not materially deviate from the terms and conditions imposed in the previously approved conditional use permit and allows the realization of subsequently adopted ordinances like the Healthy Design Ordinance and Low Impact Development by featuring private drives and fire lanes with landscaped buffers planted with trees.
 13. The Hearing Officer finds that the proposed minor condition modifications are necessary to allow community enhancements through intentional neighborhood crafting, incorporating housing types for several different lot sizes with home designs with a variety of architectural floor plan types and design diversity. Implementation of the proposed condition modifications will not be injurious or negatively impactful to surrounding residents or neighboring properties, but will allow the applicant the reasonable operation and use of its property, as regulated by the CUP.
 14. Pursuant to the provisions of Section 22.56.1620 of the County Code, the community was appropriately notified of the public meeting by mail, newspaper and property posting.
 15. The Hearing Officer finds that an addendum to the final certified Environmental Impact Report ("EIR") is the appropriate environmental document for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

16. After consideration of the addendum to the EIR, 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 proposed amendment will have a significant effect on the environment.
17. The Hearing Officer finds that the addendum reflects the independent judgment and analysis of the Hearing Officer, and approves the addendum.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

REGARDING THE MINOR MODIFICATION OF THE CONDITIONAL USE PERMIT:

- A. That not more than one protest to the granting of the application was received within the specified protest period;
- B. That the burden of proof for the conditional use permit as modified has been satisfied as required by Los Angeles County Code Section 22.56.040;
- C. That approval of the application will not substantially alter or materially deviate from the terms and conditions imposed in the granting of the previously approved conditional use permit; and
- D. That approval of the application is necessary to allow the reasonable operation and use granted in the conditional use permit.

AND, THEREFORE, the information submitted by the applicant and presented at the meeting substantiates the required findings for a minor modification to a conditional use permit as set forth in Section 22.56.1630 County Code.

HEARING OFFICER ACTION:

- 1. Approves the addendum to the EIR and certifies that it has been completed in compliance with CEQA and State and County guidelines related thereto.
- 2. Approves the requested Minor Modification to Conditional Use Permit 04-075, CUP No. RPPL2017009424.

Attachments:

Original Findings and Conditions of Approval for CUP 04-075

**PROJECT NUMBER 04-075-(5)
CONDITIONAL USE PERMIT MODIFICATION NO.
RPPL2017009424**

**FINDINGS
Page 6 of 6**

c: DPW

11/10/17

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
SECOND AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 060922
PROJECT NO. 04-075-(5)**

PROJECT DESCRIPTION

The project is a second amendment to Vesting Tentative Tract Map No. 060922 ("Second Amendment"), which proposes to: reconfigure lot layout of single-family residence lots; adjust pad elevations; adjust private streets and private drives and fire lanes; and replace one multi-family residence lot developed with 156 detached, single-family residence condominium units with 95 single-family residence lots; 17 open space lots; one public park lot; five private recreation lots; one public school lot; 12 basin lots; two water tank lots; one booster station lot; and 13 private drive and fire lane lots on 2,173.25 acres, subject to the following conditions of approval:

GENERAL CONDITIONS

1. 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.
2. This grant shall not be effective for any purpose until the subdivider, and the owner of the subject property if other than the subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. 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 permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall fully cooperate 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.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, 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.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the 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 the subdivider according to County Code Section 2.170.010.

6. 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.
7. Approval of this amendment map does not change the December 7, 2017 expiration date of Vesting Tentative Tract Map No. 060922.
8. Prior to the issuance of any building permit(s), the subdivider shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The subdivider shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The subdivider shall provide proof of payment upon request from Regional Planning.
9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Hearing Officer may, after conducting a public meeting, revoke or modify this grant, if the Hearing Officer 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 Chapter 22.56, Part 13 of the County Code.
10. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the Fire Department.
11. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
12. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A"/Exhibit Map or an amended Exhibit Map approved by the Director of Regional Planning ("Director").

13. The subdivider shall maintain the subject property in a neat and orderly fashion. The subdivider shall maintain free of litter all areas of the premises over which the subdivider has control.
14. 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 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 of graffiti or other extraneous markings occurring, the 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 adjacent surfaces.

15. The subject property shall be developed and maintained in substantial compliance with the Second Amendment to Vesting Tentative Tract Map No. 060922 dated September 27, 2017. If changes to the map are required as a result of instruction given at the public meeting, **six (6) copies** of a modified second amendment to Vesting Tentative Tract Map No. 060922 shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
16. In the event that subsequent revisions to the approved Amendment to Vesting Tentative Tract Map 060922 are submitted, the subdivider shall submit **five (5) copies** of the proposed plans to the 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.

PRIOR TO FINAL MAP

17. All vesting tentative tract map conditions of TR060922 not amended by this amendment map, all conditions of Condition Modification No. RPPL2017009424, and all CUP conditions of previously approved CUP 04-075 and CUP 200900121 not modified by, CUP Modification No. RPPL2017009424, apply.

Attachments:

Subdivision Committee Report
Final EIR Addendum
Original approval package

**MODIFIED CONDITIONS ADDENDUM
DEPARTMENT OF REGIONAL PLANNING
CONDITIONAL USE PERMIT MODIFICATION NO. RPPL2017009424
PROJECT NO. 04-075-(5)**

**MODIFICATION OF CONDITIONS NUMBER 1, 23-26, 33, 34, 61, 63 AND 65
OF CONDITIONAL USE PERMIT NUMBER 04-075**

Pursuant to Chapter 22.56, Part 11 of the County Zoning Ordinance (Conditional Use Permit – Modifications or Eliminations of Conditions), and in conformance with the Hearing Officer approval action regarding modification to Conditional Use Permit Number 04-075 on November 7, 2017. Conditions Number 1, 23-26, 33, 34, 61, 63 and 65 of the originally approved Conditional Use Permit Number 04-075 are hereby modified as follows:

1. *From Condition #1: "This grant authorizes the use of the 2,173-acre subject property for: (a) a clustered, density-controlled, hillside residential development of 1,260 single-family lots, 5 open space lots, 10 park lots, four water pump station lots, and 13 public facility lots; (b) development of an on-site temporary materials processing facility during project construction; and construction of Skyline Ranch Road from its western project boundary to approximately 1,400 feet east of Whites Canyon/Plum Canyon Road, with approximately 535,000 cubic yards of cut and 37,000 cubic yards of fill, all as depicted on the approved Exhibit "A" dated October 22, 2009, subject to all of the following conditions of approval. This grant shall also authorize the removal of one tree of the oak genus from the site, as identified in the permittee's site plan and Oak Tree Report dated April 10, 2007, and updated on July 7, 2009 as Tree Number 1, also subject to all of the following conditions of approval."*

To Condition #1: "This grant authorizes the use of the subject property in urban and non-urban hillside area for 1,032 single-family residential lots, three multi-family residential lots developed with 188 new, detached single-family residence condominium units, 17 open space lots, one public park and five private recreation lots, 1 public school lot, three water tank and booster station lots, 12 debris basin lots and 13 private drive and fire lane lots, a density-controlled development to cluster the residential lots on the southern portion of the project site with reduced lot size to 5,000 to 21,726 net square feet as depicted on the map dated September 27, 2017, on-site grading exceeding 100,000 cubic yards, development of an on-site temporary materials processing facility during project construction, and construction of Skyline Ranch Road with approximately 535,000 cubic yards of cut and 37,000 cubic yards of fill as depicted on the approved Exhibit "A" dated October 22, 2009 within Zones A-2-2 (Heavy Agricultural-Two Acre minimum Required Lot Area), and R-1 (Single-Family Residence-5,000 Square Feet Minimum Lot Size) on 2,173.25 acres, subject to the following conditions of approval."

2. *From Condition #23: "The permittee shall provide for the ownership and maintenance of private park Lot Nos. 1263-1271 by an HOA to the satisfaction of Regional Planning."*

To Condition #23: "The permittee shall provide for the ownership and maintenance of private recreation Lots No. 1037 through 1041 by an HOA to the satisfaction of Regional Planning."

3. *From Condition #24: "The permittee shall dedicate to the County of Los Angeles the right to prohibit construction of any residential structures on the public school site depicted on the Exhibit "A" as Lot No. 1261, on the open space areas depicted on the approved Exhibit "A" as public park Lot No. 1262 and private recreation Lot Nos. 1263 through 1271."*

To Condition #24: "The permittee shall dedicate to the County of Los Angeles the right to prohibit construction of any residential structures on the public school site depicted on the Exhibit "A" as Lot No. 1036, and on the open space areas depicted on the approved Exhibit "A" as public park Lot No. 1042 and private recreation Lots No. 1037 through 1041."

4. *From Condition #25: "The permittee shall dedicate open space Lot Nos. 1272 through 1296 to the County of Los Angeles or other public agency to the satisfaction of Regional Planning. The dedication shall contain language requiring that access to said open space lots for emergency purposes shall not be prohibited."*

To Condition #25: "The permittee shall dedicate open space Lots No. 1043 through 1059 to the County of Los Angeles or other public agency to the satisfaction of Regional Planning. The dedication shall contain language requiring that access for emergency purposes shall not be prohibited over said open space lots."

5. *From Condition #26: "The permittee shall dedicate to the County the right to prohibit development, including constructing any structure and/or grading, on the open space areas depicted on Exhibit "A" as open space Lot Nos. 1272 through 1296."*

To Condition #26: The permittee shall dedicate to the County of Los Angeles the right to prohibit development, including construction of any structures and grading, on the open space areas as depicted on the Exhibit "A" as open space Lots No. 1043 through 1059."

6. *From Condition #33: "No structure shall exceed 35 feet in height, except for chimneys and rooftop antennas. Prior to issuance of any building permit, a site plan including exterior elevations and floorplans shall be submitted to and approved by the Director, as a revised Exhibit "A", to ensure compliance with this condition."*

To Condition #33: "Prior to issuance of any building permit, a site plan including exterior elevations and floorplans shall be submitted to and approved by the Director, as a revised Exhibit "A".

7. *From Condition #34: "Residential structures shall have a minimum front yard setback of 20 feet from the garage exterior, and 18 feet from any habitable area of the structure, to the back of the sidewalk. Prior to issuance of any building permit, a site plan that includes delineation of the sidewalk and measurement of the front yard setbacks shall be submitted to and approved by the Director, as a revised Exhibit "A", to ensure compliance with this condition."*

To Condition #34: "Single-family residential structures shall have a minimum front yard setback of 20 feet from the face of the garage exterior to the back of the sidewalk adjacent to the property line of single-family residence lots. Any habitable structure shall have a minimum setback of 23 feet to the face of the curb. Prior to issuance of any building permit, a site plan that includes delineation of the sidewalk and measurement of the front yard setbacks shall be submitted to and approved by the Director of Planning as a revised exhibit "A" to ensure compliance."

8. *From Condition #61: "Within each phase that includes residential lots: (a) at least three distinct residential designs shall be provided to the satisfaction of Regional Planning; and (b) at least 20 percent of the units within that phase shall have detached garages located toward the rear of the property, and these residences shall be interspersed among the residences with attached garages."*

To Condition #61: "Each residential phase of the project shall incorporate a minimum of three floor plans, three elevation styles and a minimum of three color and materials schemes per elevation style."

9. *From Condition #63: "There shall be a minimum 15-foot horizontal separation between the side walls of the second story on any two adjoining lots."*

To Condition #63: "Provide additional elevation massing on front and rear elevations utilizing popped-out forms with gable-end roofs, shed roofs or hip roof forms. Main roof massing shall vary from plan to plan. Provide single-story edges at front elevations on plan for variety. On adjoining lots, utilize variety of main roof forms:

- a. *Front-to-back roof*
- b. *Side-to-side roof*
- c. *Hip roofs"*

10. *From Condition #65: "For residences with attached garages, the garage shall be set back at least six feet from the front of the face of the residence."*

To Condition #65: "For residences with attached garages, the garage shall be set back at least two feet from the front face of the residence."

**ADDENDUM TO ENVIRONMENTAL IMPACT REPORT
FOR SECOND AMENDMENT TO VESTING TENTATIVE TRACT MAP NO. 060922 AND
CONDITIONAL USE PERMIT MODIFICATION NO. RPPL2017009424
PROJECT NO. 04-075**

1. Existing Entitlements

- a. On December 7, 2010, the Board of Supervisors approved Vesting Tentative Tract Map (“VTTM”) No. 060922, Highway Realignment (“HWY”) No. 200900001, General Plan Amendment (“PA”) No. 04-075, Conditional Use Permits (“CUPs”) 04-075 and 200900121 and Oak Tree Permit (“OTP”) No. 200700021, 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 west of Sierra Highway, south of Vasquez Canyon Road, and north of the City of Santa Clarita in the Sand Canyon Zoned District.
- b. The approved VTTM and CUPs authorized creation of clustered hillside residential development of 1,260 single-family residence lots, 25 open space lots, 10 park lots, four water pump station lots and 13 public facility lots on 2,173.25 gross acres.
- c. The HWY and PA authorize the realignment of Whites Canyon Road through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway and renaming the realigned portion Skyline Ranch Road, and authorizes the amendment to the Master Plan of Highways within the Los Angeles Countywide General Plan to effectuate the HWY.
- d. The original OTP authorizes the proposed removal of one oak tree.
- e. Mitigation measures identified in the approved EIR and MMRP, and imposed on the project as a condition of approval, include the following categories: visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and cumulative global climate change.
- f. On December 20, 2016, a County of Los Angeles Hearing Officer approved authorization for adjustments to the configuration of lots, substitution of 384 single-family residence lots with four multi-family residence lots developed with 344 detached, single-family residence condominium units, relocation of the public school, public park and private recreation and park lots, alterations to private drives and fire lanes, street locations and realignment of Skyline Ranch Road (Realignment No. 2016004512), and elimination of a proposed pedestrian bridge.

2. Proposed Entitlement Modifications

The proposed project changes require the following amendments to, or additional entitlements: A Second Amendment to VTTM No. 060922, CUP Modification No. RPPL2017009424, and an Addendum to the certified final EIR.

3. Proposed Amendment to Vesting Tentative Tract Map No. 060922

The Second Amendment to the VTTM, proposes the following:

- a. Reconfiguring of age-qualified single-family residence lots to enhance active recreation areas within the approved project development footprint.
- b. Adjustment of pad elevations for the improved privacy of the single-family residence lots adjacent to private recreation centers and private park and to accommodate balancing grading on-site, avoiding export due to the moving of earth material.
- c. Alterations to the private drives and fire lanes, consistent with the reconfiguration of lots and reduced grading to ensure that the proposed design conveys vehicles and pedestrians through the area at acceptable service levels at build-out of the development, avoiding connection in or through existing residential neighborhoods and preserving the west side of Skyline Ranch Road as undisturbed open space.
- d. Replacement of one multi-family residence lot proposed for new, detached single-family residence condominium units, with 156 single-family residential lots, 40 fewer than the original 2010 approval, bringing the total single-family residential lots to 1,220.
- e. All applicable Conditions of Approval for VTTM 060922, CUPs 04-075 and 200900121 and OTP 200700021 shall remain in effect for this proposed Amendment to VTTM 060922 except for those conditions specifically called out to be modified by these entitlements (see attached Amendment Map Conditions and CUP Modification Conditions Addendum).

4. CEQA Addendum Findings Pertaining to Project Modifications

CEQA 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, shows any of the following:
- 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 December 7, 2010, 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 MND:

COMPARISON OF IMPACTS

DESCRIPTION OF POTENTIAL IMPACTS	EXISTING 1,260-UNIT PROJECT	MODIFIED PROJECT	DESCRIPTION OF MODIFICATIONS
Project Description	Skyline Ranch	Amended Skyline Ranch	1,032 SFR lots, 3 MFR lots, 17 open space lots, 6 park lots, 1 public school lot, 3 water pump station lots, 12 public facility lots, 13 private drive and fire lane lots.
Visual Quality	Locate stockpile out of public view.	No change.	N/A
	Landscape all graded areas.	No change.	N/A
	File landscaping plans.	No change.	N/A
Noise	Truck routes avoid residential areas and peak hour traffic.	No change.	N/A
	Comply with all County Code requirements that relate to grading of the project site.	No change.	N/A


	Notify residents of construction activities.	No change.	N/A
	Install noise attenuation barriers.	No change.	N/A
	Prepare an acoustical analysis for residences within 100 feet from the centerline of proposed Skyline Ranch Road and for residential lots that abut the school and/or park lots.	No change.	N/A
Air Quality	Develop and implement a construction management plan.	No change.	N/A
	Meet energy efficiency requirement.	No change.	N/A
Law Enforcement Services	Incorporate Crime Prevention Through Environmental Design (CPTED) features into the project.	No change.	N/A
Cumulative Traffic	Coordination and design of required road improvements and payment of fair share fees with TR46018 (Plum Canyon).	No change.	N/A
	Implementation of required road improvements.	No change.	Alterations to the private drives and fire lanes to be consistent with the reconfiguration of lots.
Global Climate Change	10% of dwelling units must achieve a minimum 25% reduction in projected GHG emissions.	No change.	N/A
	Plant 40 trees per landscaped acre.	No change.	N/A

	Provide bus shelters along Skyline Ranch Road.	No change.	N/A
	Develop and implement a green educational program.	No change.	N/A

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: 2017 OCT 26



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

**CERTIFIED-RECEIPT
REQUESTED**

December 15, 2010

Pardee Homes
10880 Wilshire Blvd., Ste. 1900
Los Angeles, CA 90024

**SUBJECT: PROJECT NO. 04-075-(5)
GENERAL PLAN AMENDMENT NO. 200900009
HIGHWAY REALIGNMENT NO. 200900001
CONDITIONAL USE PERMIT NO. 04-075
CONDITIONAL USE PERMIT NO. 200900121
OAK TREE PERMIT NO. 200700021
VESTING TENTATIVE TRACT MAP NO. 060922**

MAP DATE: October 22, 2009

Dear Applicant:

A public hearing on Vesting Tentative Tract Map No. 060922, Highway Realignment No. 200900001, General Plan Amendment No. 04-075, Conditional Use Permit No. 04-075, Conditional Use Permit Case No. 200900121, and Oak Tree Permit No. 200700021 was held by the Los Angeles County Board of Supervisors on July 27, 2010.

After considering the evidence presented, the Board of Supervisors in their action on December 7, 2010, **APPROVED** the vesting tentative tract, highway realignment, general plan amendment, conditional use permits, and oak tree permit in accordance with the Subdivision Map Act, and Title 21 (Subdivision Ordinance) and Title 22 (Zoning Ordinance) of the Los Angeles County Code. A copy of the approved findings and conditions is attached.

The approval authorizes the creation a clustered hillside residential development of 1,260 single-family lots, 25 open space lots (including landscaped and natural open space lots), 10 park lots (including one 12-acre public park lot), four water pump station

lots, and 13 public facility lots on 2,173 gross acres; a Highway Realignment to authorize the realignment of Whites Canyon Road through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway and renaming the realigned portion of the road to Skyline Ranch Road; a Plan Amendment to amend the Los Angeles Countywide General Plan to effectuate the Highway Realignment Case; a Conditional Use Permit to ensure compliance with the requirements of: (a) hillside management development in urban and non-urban areas, (b) density-controlled development, and (c) on-site grading exceeding 100,000 cubic yards, and also authorizes the development of an on-site temporary materials processing facility during project construction; a Conditional Use Permit to authorize an off-site grading and solid fill project for the grading and construction of Skyline Ranch Road from its western project boundary to approximately 1,400 feet east of Whites Canyon/Plum Canyon Road, with approximately 535,000 cubic yards of cut and 37,000 cubic yards of fill; an Oak Tree Permit to authorize removal of one non-heritage oak tree from the site on 2,173 gross acres.

Your attention is called to the following conditions of the Vesting Tentative Tract Map:

- (Condition No. 38) Within three days of the approval date of this grant, the subdivider shall remit processing fees in the amount of \$2,867.25 payable to the County in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code and section 711.4 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No land use project subject to this requirement is final, vested, or operative until the fee is paid.
- (Condition No. 39) Within 30 days of the approval date of this grant, the subdivider shall deposit the sum of \$3,000 with Regional Planning in order to defray the cost of reviewing the subdivider's MMP reports and to verify compliance with the information contained therein, as required by the MMP.

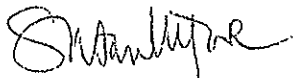
The decision of the Board of Supervisors regarding the general plan amendment, highway realignment, and the vesting tract map shall become final and effective on the date of the decision; and the conditional use permits, and oak tree permit shall become final and effective on the 15th day after the date of the decision.

The map, conditional use permits and oak tree permit approval shall expire on **December 7, 2012**. If the subject vesting tentative map does not record prior to the expiration date, a request in writing for an extension of the approval accompanied by the appropriate fee, must be delivered in person within one month prior to the expiration date.

If you have any questions regarding this matter, please contact Ms. Alejandrina C. Baldwin of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 am and 5:30 pm, Monday through Thursday. Our offices are closed Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director



Susan Tae, AICP
Supervising Regional Planner
Land Divisions Section

ST:acb

Attachments: Findings, Conditions, Mitigation Monitoring Program

c: Subdivision Committee



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

ANDREA SHERIDAN ORDIN
County Counsel

December 7, 2010

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

#12 12-07-10

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

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

TELEPHONE
(213) 974-7546

FACSIMILE
(213) 613-4751

TDD
(213) 633-0901

E-MAIL
lhafetz@counsel.lacounty.gov

Agenda No. 7
07/27/10

Re: **GENERAL PLAN AMENDMENT NUMBER 2009-00009-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a public hearing regarding the above-referenced application for a general plan amendment to facilitate a residential development of 1,260 single-family lots, 25 open space lots, 10 park lots, four water pump station lots, and 13 public facility lots on 2,173 gross acres, located north of the City of Santa Clarita in the Sand Canyon Zoned District. At the completion of the hearing, your Board indicated an intent to approve the general plan amendment and instructed us to prepare the appropriate resolution for approval. Enclosed is the proposed resolution for your consideration.

Very truly yours,

ANDREA SHERIDAN ORDIN
County Counsel

By

L. Hafetz
LAWRENCE L. HAFETZ
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

John F. Krattli
JOHN F. KRATTLI
Senior Assistant County Counsel

LLH:sh
Enclosure

**A RESOLUTION OF THE
REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
RELATING TO PROJECT NO. 04-075-(5)
GENERAL PLAN AMENDMENT CASE NO. 200900009**

WHEREAS, Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65350) provides for adoption of amendments to county general plans; and

WHEREAS, the Los Angeles County Regional Planning Commission (“Commission”) conducted a public hearing regarding General Plan Amendment Case No. 200900009, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, Highway Realignment Case No. 200900001, and Vesting Tentative Tract Map No. 060922 on September 16, 2009, December 16, 2009, March 3, 2010, and March 24, 2010.

WHEREAS, the Commission finds as follows:

1. The applicant, Pardee Homes, LLC, proposes to create a clustered hillside residential development of 1,260 single-family homes and various open space parks on 2,173 gross acres. The project includes an 11.6-acre elementary school site, a 12-acre public park and a network of privately-maintained paseos and trails, and one public trail. A Class II bike lane is proposed within Skyline Ranch Road.
2. General Plan Amendment Case No. 200900009 is a request to amend the Master Plan of Highways to delete Cruzan Mesa Road (proposed Limited Secondary Highway), and realign Whites Canyon Road as Skyline Ranch Road (proposed Secondary Highway) from Whites Canyon Road/Plum Canyon Road to Sierra Highway.
3. Conditional Use Permit (“CUP”) Case No. 04-075 is a related request to ensure compliance with the requirements for urban and nonurban hillside management, density-controlled development, and onsite project grading that exceeds 100,000 cubic yards; and to permit a temporary materials processing facility proposed during construction within the project site.
4. CUP Case No. 200900121 is a related request to authorize an onsite grading and solid fill project for the offsite grading and construction of Skyline Ranch Road from its western project boundary to approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road, with 535,000 cubic yards of cut and 37,000 cubic yards of fill.
5. Oak Tree Permit Case No. 200700021 is a related request to remove one oak tree (nonheritage oak).

6. Highway Realignment Case No. 200900001 is a related request to review the realignment of Whites Canyon Road, a designated proposed Secondary Highway, as Skyline Ranch Road, through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway.
7. Vesting Tentative Tract Map No. 060922 is a related request to create 1,260 single family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres.
8. The subject site is located west of Sierra Highway and south of Vasquez Canyon Road, and north of the City of Santa Clarita ("City"), in the Sand Canyon Zoned District.
9. The irregularly-shaped property is approximately 2,173 gross acres in size in a mostly natural condition with level to steeply sloping topography. Approximately 774 acres are within 0 to 25 percent slopes, 644 acres within 25 to 50 percent slopes, and 755 acres have slopes 50 percent and greater.
10. The project site is currently zoned A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area), A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area), A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area), and A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area), which was established by Ordinance No. 7339, effective June 6, 1958. Surrounding zoning is A-1 and A-2-1 to the north; A-1, A-1-10,000, R-3 (Limited Multiple Residence), C-3 (Unlimited Commercial), M-1 (Light Industrial), and City to the east; and A-2-1 and City to the south and west.
11. The subject property consists of vacant land, including 200 single-family lots created under recorded Tract Map Nos. 49433, 49434 and 49467. Surrounding uses include vacant property with single-family residential to the east, south and west; industrial and commercial within the City to the east and south; and multi-family residential and a school within the City to the south.
12. Access to the proposed development will be provided by an extension of Whites Canyon Road as Skyline Ranch Road from the west, a proposed 84-foot to 94-foot wide Secondary Highway as proposed on the County Master Plan of Highways, realigned through the subject property to Sierra Highway, a 100-foot Major Highway.
13. The approved vesting tentative tract map and Exhibit "A", dated October 22, 2009, depicts 1,260 single-family lots clustered over approximately 622 acres in the southern portion of the project site. The single-family lots range in size from 6,048 to 23,950 square feet. A proposed 12-acre public park will be located at the northern portion of the developed area, with recreational amenities to include a basketball court, baseball field and children's play area. Additional parks will be privately maintained by a

homeowners association (“HOA”), totaling approximately six acres. An 11.6-acre elementary school site is depicted in the center of the developed area with a pedestrian bridge over Skyline Ranch Road, and 13 debris basin lots are depicted throughout the development. A public trail will be included within the project as well as privately-maintained trails and paseos, providing connectivity to private parks, cul-de-sac streets, and main thoroughfare Skyline Ranch Road. Grading will consist of 20.8 million cubic yards of cut and 20.8 million cubic yards of fill (total 41.6 million cubic yards) to be balanced onsite. Offsite grading for the construction of Skyline Ranch Road will consist of 535,000 cubic yards of cut and 37,000 cubic yards of fill. Monument signs are proposed on and offsite within the unincorporated area and City, and a single oak tree onsite will be removed due to grading and construction.

14. Letters received and submitted to the Commission include from the City as well as the U.S. Department of Homeland Security - Federal Emergency Management Agency (FEMA), Santa Clarita Organization for Preservation and the Environment (“SCOPE”), Santa Monica Mountains Conservancy (“SMMC”), and Sierra Club. The correspondence reflected comments on the Draft Environmental Impact Report (“EIR”) as well as on the project design.
15. The project was advertised for the September 16, 2009 insistent public hearing for Vesting Tentative Tract Map No. 060922, CUP Case No. 04-075, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.
16. During the September 16, 2009 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff recommended a continuance due to technical holds still outstanding for the project, including clearance through Los Angeles County Subdivision Committee (“Subdivision Committee”) and required review by the Los Angeles County Interdepartmental Engineering Committee (“IEC”). Staff also indicated that a General Plan Amendment was required for the project for changes to the Master Plan of Highways, as the General Plan update, and the Plan update known as “One Valley One Vision” (“OVOV”), will likely update the Master Plan after the timeline proposed for this project. A CUP was also required to be filed for a solid fill grading project for the offsite construction of Skyline Ranch Road. Concern with existing filming activity near the Cruzan Mesa vernal pools within the large proposed open space lot was also raised by staff, warranting further research by staff.
17. Six persons testified at the September 16, 2009 public hearing: one neutral, and five with concerns or issues related to the development. The neutral testifier indicated that the applicant had an agreement in place with the Sulphur Springs School District regarding the elementary school site. Concerns expressed during the public hearing, including from the City, SCOPE and the SMMC/Mountains Recreation and Conservation Authority (“MRCA”), addressed need for offsite improvements at the intersection of Sierra Highway and Soledad Canyon Road; and included technical

issues related to Skyline Ranch Road improvements (bike lane classification), improvements to Skyline Ranch Road west of the project site and offsite mitigation to City utilities. Other concerns included need for re-noticing of project to include the General Plan Amendment, impacts to air quality, need for updated documents for the EIR, supremacy of Alternative No. 2 in the Draft EIR, and need for funding sources for maintenance of the open space. MRCA also indicated their experience in managing vernal pools, and made recommendations regarding signage and filming compatibility.

18. Issues raised during the September 16, 2009 public hearing included water availability and how this project may be affected by concurrent hearings on OVOV.
19. During the September 16, 2009 public hearing, the applicant's representative indicated that the project was favorable with City support and staff not requesting any design changes. The representative indicated their position regarding the additional CUP and General Plan Amendment filings requested by staff, and indicated that any issues regarding onsite filming activity had already been resolved. The representative supported the continuance recommendation, and indicated their understanding of the testifiers' concerns.
20. During the September 16, 2009 public hearing, the Commission discussed the history of filming in southern California and questioned whether filming revenue could be used as a funding source for maintenance of the vernal pools, and how to achieve a balance between filming activity and resource protection. The Commission also indicated that while staff is recommending a continuance, it was important to hold the public hearing and allow officials and interested persons to express their concerns. Given that OVOV was also scheduled for public hearing, the Commission indicated that this project's continuance should be to a date after the OVOV initial hearing. The Commission also indicated their desire to see a walkable community, and directed staff to return with technical issues addressed.
21. After testimony and discussion, on September 16, 2009 the Commission by vote of 4-0-1 (Valadez absent) continued the public hearing to December 16, 2009.
22. Subsequent to the September 16, 2009 public hearing, the applicant submitted a revision to the tentative map, dated October 22, 2009, to Subdivision Committee for review. After review, technical holds from Los Angeles County Department of Public Works ("Public Works") regarding offsite easements and water pump stations, continued to remain outstanding. The applicant also filed a General Plan Amendment application as well as an additional CUP for the offsite solid fill project. Concerns regarding the onsite filming activity were also resolved as there is an existing procedure in the County for issuance of filming permits that regulate frequency of temporary filming.

23. In addition to the entitlements previously advertised, the project was advertised for the December 16, 2009 insist public hearing with General Plan Amendment Case No. 200900009 and CUP Case No. 200900121.
24. During the December 16, 2009 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that most of the previously-identified project issues had been resolved, and described the remaining issues, including ongoing discussions with the City and County for street designs to Skyline Ranch Road. Staff also described the project's request for the alternate cross-section for local streets providing direct access to the single-family lots, and its potential impacts with increased paving and limited clearance to meet American with Disabilities Act ("ADA") requirements. The project also proposes four flag lots within the developed area.
25. During the December 16, 2009 public hearing, the applicant presented their project, which through a clustered design respects the proposed Significant Ecological Area ("SEA") boundary by protecting the vernal pools and mesa resources. The applicant indicated that while Master Plan of Highway deletions are proposed, through future development any necessary access would still be required by Public Works. The project's Draft EIR also provided the most up-to-date information regarding water supply, and Castaic Lake Water Agency ("CLWA") which did raise comments on the OVOV's EIR, made no comments regarding this project's EIR.
26. Three persons testified during the December 16, 2009 public hearing: one representing the City, and two from the applicant's project team to answer any questions. The City indicated that two issues remained regarding traffic, including proposed mitigation at Soledad Canyon Road, and cross-sections for Skyline Ranch Road. The City indicated that they were continuing to work with the County and applicant on agreed-upon cross-sections for Skyline Ranch Road, with hope for resolution when the project returns for final action.
27. During the December 16, 2009 public hearing, the Commission discussed whether roll-up garage doors could be incorporated to address any reductions in sidewalk clearance by cars parking in individual driveways, and looked forward to the project returning with hopeful resolution between the County and the City. The Commission also discussed that while the subject project was well designed and has shown to have an adequate water supply, there is a general concern regarding water supply and large subdivisions. The Commission also directed staff to consider additional project conditions regarding piping for future reclaimed water use within landscaped slopes, and potential for individual cisterns for greywater use.
28. After testimony and discussion, on December 16, 2009 the Commission by vote of 5-0 continued the public hearing to March 3, 2010.

29. Subsequent to the December 16, 2009 public hearing, IEC conducted a duly-noticed meeting to discuss the highway realignment. After a brief presentation by staff and the applicant, and comments from one neighbor and the City, IEC indicated their recommendation for approval of the highway realignment.
30. Subsequent to the December 16, 2009 public hearing, County and City staff met with the applicant to discuss the proposed street improvements to Skyline Ranch Road. A general consensus was reached regarding a modified cross-section for proposed Secondary Highway Skyline Ranch Road, including two travel lanes (one in each direction), a 14-foot wide landscaped median, and Class II bike lane in each direction.
31. During the March 3, 2010 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that IEC recommends approval of the highway realignment; and that the City, County and applicant have reached agreement on proposed improvements to Skyline Ranch Road. Staff also presented that at the time of the supplemental package, only one project hold remained regarding offsite easements. However, since then Public Works was recommending an alternate condition to require proof of easements prior to the public hearing by the Los Angeles County Board of Supervisors ("Board"), which Public Works formally read into the record. Staff also briefly summarized the additional correspondence received from the Sierra Club, where they indicated that their previous concerns regarding a number of potential impact areas, including infrastructure, biology, traffic, air quality, and water resources, was inadequately addressed or mitigated in the Final EIR.
32. During the March 3, 2010 public hearing, the applicant indicated their agreement with, and appreciation for, the recommended condition from Public Works.
33. One person testified during the March 3, 2010 public hearing representing the City. The City thanked County staff for working with them on the proposed Skyline Ranch Road cross-sections. The City also testified regarding the project's open space, and their encouragement that additional condition language be developed to clarify and specify initial and ongoing funding mechanisms for maintenance of the large natural open space. The City also responded to a question by the Commission regarding paseos where the City believed that while they have different paseo widths than what is proposed, paseos with a bike lane would still be beneficial.
34. During the March 3, 2010 public hearing, the Commission discussed the history of filming activity near the vernal pools, and their desire to not see the large open space fall under an HOA's responsibility. The Commission also questioned the type of fencing in place around the vernal pools as well as whether utilities will be provided to the elementary school lot.

35. During the March 3, 2010 public hearing, the applicant responded to the Commission, indicating that the large natural open space was intended all along to go to a public agency, and Los Angeles County Department of Parks and Recreation ("Parks and Recreation") has indicated their intent to accept this open space. They believed that film revenue would be sufficient to maintain this open space, and the vernal pools will remain protected from filming activity with chain-link fences. If any filming requests these fences be removed temporarily, a licensed biologist is required to be onsite at all times the fence is removed. The applicant also responded that if the Commission felt other types of fencing would be more appropriate with community character, including split-rail, that they would not object as long as other affected jurisdictions and agencies also agreed. The applicant indicated that not only will utilities be provided to the elementary school lot, the applicant will be providing full funding for the construction of the school site.
36. After testimony and discussion, on March 3, 2010 the Commission by vote of 5-0 continued the public hearing to March 24, 2010 for final documents to be prepared for approval.
37. During the March 24, 2010 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff briefed the Commission regarding discussions with Parks and Recreation regarding the funding mechanism for the approximate 1,325 acres of open space, and staff recommendation that the condition/mitigation language be further developed prior to scheduling of the Board public hearing. Staff also responded to the letters received from the Sierra Club and SCOPE regarding the Final EIR as well as additional correspondence from the U.S. Fish and Wildlife Service and newspaper article. The applicant also testified indicating their acceptance of all conditions.
38. One person testified during the March 24, 2010 public hearing representing the Santa Monica Mountains Conservancy. The testifier recommending addition a condition regarding a permanent open space funding source with minimum baseline amount, and questioned whether a permanent funding source is also to be established for the project's debris basins. Additional recommendations included transferring the open space to the County prior to or simultaneously with the first final map, and addressing sole source filming contracts.
39. During the March 24, 2010 public hearing, the applicant responded that there has been discussion with Parks and Recreation regarding the open space, and the net revenue for filming over the last five years all exceeded six figures with average over five years \$145,597, and over 10 years \$140,000. Parks and Recreation is recommending a Landscaping and Lighting Act District so additional funding would be in place, and they intend to continue discussions with Parks and Recreation regarding funding.

40. During the March 24, 2010 public hearing, the Commission discussed the proposed general plan amendment, and potential concern with losing an opportunity for public viewing access to the open space. A representative from Public Works responded that the deletion of Cruzan Mesa Road, a proposed Limited Secondary Highway, was found appropriate as Cruzan Mesa Road was not necessary for traffic, and its construction could lead to greater environmental impacts due to topography and necessary grading. Its removal from the Master Plan of Highways would not diminish the County's future right to require access. Its potential to be considered as part of the General Plan update was also discussed.
41. During the March 24, 2010 public hearing, the Commission also discussed that while filming revenue cannot be guaranteed, the average revenues are high, and that further discussion with Parks and Recreation should be pursued. The Commission also discussed the debris basins, and Public Works clarified that these would be publicly maintained by Public Works. Flood easements would be incorporated into the project for the capture of debris, and no additional conditions for the project would be necessary.
42. After hearing all testimony, the Commission by vote of 3-0-2 (Valadez, Bellamy absent) closed the public hearing on March 24, 2010 and recommended approval of General Plan Amendment Case No. 200900009.
43. The proposed project is required to comply with the development standards of the A-1 zone pursuant to Section 22.24.110 of the County Code, and A-2 zone pursuant to Section 22.24.170 of the County Code, except as otherwise modified by Conditional Use Permit Case No. 04-075.
44. The Plan Amendment is consistent with the goals and policies of the General Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
45. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Forester and Fire Warden, Parks and Recreation, Public Health and Regional Planning.
46. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures, except as otherwise modified and shown on the site plan and Vesting Tentative Tract Map No. 060922.
47. Compatibility with surrounding land uses will be ensured through the related subdivision, CUPs, oak tree permit, and environmental conditions.
48. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project

site.

49. The recommended general plan amendment will not place an undue burden upon the community's ability to provide necessary facilities and services, as outlined in the preceding findings of fact and environmental documentation.
50. Approval of the recommended general plan amendment is in the public interest, specifically in the interest of public health, safety, and general welfare, and is in conformity with good planning practices.
51. Approval of the recommended general plan amendment will enable implementation of the highway plan in the development of the subject property.
52. Adoption of the proposed general plan amendment will enable the development of the subject property as proposed.
53. The applicant in this case has satisfied the "Burden of Proof" for the requested General Plan Amendment which is needed and appropriate.
54. A Final EIR for the project has been prepared in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Final EIR consists of the Draft EIR dated July 2009, the Technical Appendices to the Draft EIR dated July 2009, the Final EIR including Responses to Comments dated February 2010, and the Addendum to the Final EIR dated March 2010. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.
55. The Commission has reviewed and considered the Final EIR and finds that it reflects the independent judgment of the County. As stated in the Final EIR and the Findings of Fact and Statement of Overriding Considerations regarding the Final EIR, implementation of the project will result in specifically identified significant effects upon the environment. Except for adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions of the related vesting tentative map, CUPs and oak tree permit.
56. With respect to the adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, the Commission determines that the substantial benefits resulting from implementation of the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings of Fact and Statement of Overriding Considerations, which findings and statement of

overriding considerations are incorporated herein by reference.

57.A Mitigation Monitoring Program (“MMP”) consistent with the conclusions and recommendations of the Final EIR has been prepared, and its requirements have been incorporated into the conditions of approval for this project.

58.The MMP prepared in conjunction with the Final EIR identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured.

59.This project does not have “no effect” on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.

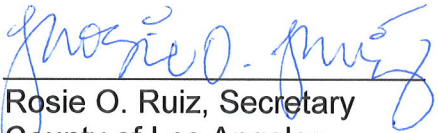
NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission of the County of Los Angeles recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the above recommended general plan amendment; and
2. Certify that the Final EIR has been completed in compliance with the CEQA and the State and County guidelines related thereto and reflects the independent judgment and analysis of the County; and
3. Find that the Board has reviewed and considered the information contained in the Final EIR prior to approving the project; and
4. Approve and adopt the MMP for the proposed project, incorporated in the Final EIR, finding that, pursuant to Public Resources Code Section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; and
5. Find that the significant adverse effects of the project have been reduced to an acceptable level as outlined in the attached Environmental Findings of Fact and Statement of Overriding Considerations, which findings are incorporated herein by reference and attached; and
6. Find that the recommended general plan amendment is consistent with the goals, policies and programs of the General Plan; and
7. Adopt General Plan Amendment Case No. 200900009 amending the Master Plan of Highways of the General Plan as depicted on the Exhibit attached hereto and described hereinabove.

PROJECT NO. 04-075-(5)
GENERAL PLAN AMENDMENT CASE NO. 200900009
Resolution

Page 11 of 11

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on March 24, 2010.


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

AMENDMENT TO COUNTYWIDE GENERAL PLAN

SANTA CLARITA VALLEY COMMUNITY

PLAN AMENDMENT: 200900009

ON: _____

CHANGE TO ADOPTED HIGHWAY PLAN

DELETE PROPOSED CRUZAN MESA ROAD AND
REALIGN PROPOSED WHITES CANYON ROAD AS SKYLINE RANCH ROAD



HIGHWAY PLAN AMENDMENTS:

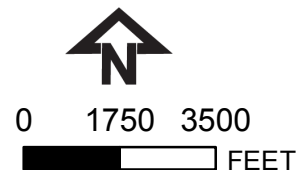
- ① DELETE PROPOSED LIMITED SECONDARY HIGHWAY CRUZAN MESA ROAD.
- ② — REALIGN PROPOSED SECONDARY HIGHWAY WHITES CANYON ROAD AS SKYLINE RANCH ROAD FROM PLUM CANYON ROAD TO SIERRA HIGHWAY.

LEGEND:

- MAJOR HIGHWAY - EXISTING
- - - SECONDARY HIGHWAY - PROPOSED
- • • LIMITED SECONDARY HIGHWAY - PROPOSED
- ▭ PARCELS
- - - CITY BOUNDARY

DIGITAL DESCRIPTION: \ZCOZD_SAND_CANYON\

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



**FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR PROJECT NO. 04-075-(5)
CONDITIONAL USE PERMIT CASE NO. 04-075**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Conditional Use Permit Case No. 04-075 on September 16, 2009, December 16, 2009, March 3, 2010, and March 24, 2010. Conditional Use Permit Case No. 04-075 was heard concurrently with General Plan Amendment Case No. 200900009 (December 16, 2009, March 3, 2010, and March 24, 2010 only), Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 200900121 (December 16, 2009, March 3, 2010 and March 24, 2010 only), Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.
2. The project proposes a clustered hillside residential development of 1,260 single-family homes and various open space and parks on 2,173 gross acres. The project includes an 11.6-acre elementary school site, a 12-acre public park and a network of privately-maintained paseos and trails, and one public trail. A Class II bike lane is proposed within Skyline Ranch Road. A temporary materials processing facility is proposed onsite for use during construction after the first phase of grading to prior to the end of the last phase of development (estimated 24 months), to process approximately 68,000 cubic yards of excavated soil to use as base material in concrete and asphalt within the project site.
3. A Conditional Use Permit ("CUP") is required to ensure compliance with urban and nonurban hillside management design review criteria, density-controlled development, and onsite project grading exceeding 100,000 cubic yards; and to permit an onsite temporary materials processing facility during construction, pursuant to Sections 22.24.100, 22.24.150, 22.56.205 and 22.56.215 of the Los Angeles County Code ("County Code").
4. This is a hillside project since the subject property exhibits natural slopes of 25 percent or greater. A CUP is required for the project since the 1,260 dwelling units proposed exceeds the low-density threshold of 402 dwelling units, and mid-point density threshold of 870 dwelling units, established for the site.
5. The subject site is located west of Sierra Highway and south of Vasquez Canyon Road, and north of the City of Santa Clarita ("City"), in the Sand Canyon Zoned District.
6. The project proposes 20.8 million cubic yards of cut and fill grading (total 41.6 million cubic yards) to be balanced onsite.
7. The irregularly-shaped property is approximately 2,173 gross acres in size in a mostly natural condition with level to steeply sloping topography. Approximately

774 acres are within 0 to 25 percent slopes, 644 acres within 25 to 50 percent slopes, and 755 acres have slopes 50 percent and greater.

8. Access to the proposed development will be provided by an extension of Whites Canyon Road as Skyline Ranch Road from the west, a proposed 84-foot to 94-foot wide Secondary Highway as proposed on the County Master Plan of Highways, realigned through the subject property to Sierra Highway, a 100-foot Major Highway.
9. The project site is currently zoned A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area), A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area), A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area), and A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area), which was established by Ordinance No. 7339, effective June 6, 1958. Surrounding zoning is A-1 and A-2-1 to the north; A-1, A-1-10,000, R-3 (Limited Multiple Residence), C-3 (Unlimited Commercial), M-1 (Light Industrial), and City to the east; and A-2-1 and City to the south and west.
10. The subject property consists of vacant land, including 200 single-family lots created under recorded Tract Map Nos. 49433, 49434 and 49467. Surrounding uses include vacant property with single-family residential to the east, south and west; industrial and commercial within the City to the east and south; and multi-family residential and a school within the City to the south.
11. The project is consistent with the A-2-1, A-1, A-1-10,000 and A-1-1 zoning classification. Single-family residences are permitted in the A-1 and A-2 zones pursuant to Sections 22.24.070 and 22.24.120 of the County Code. The proposed lot sizes of the project are less than the area requirements of the A-2-1, A-1-10,000 and A-1-1 zoning. However, the applicant has requested a CUP for density-controlled development pursuant to Section 22.56.205 of the County Code, which concentrates dwelling units to a portion of the property and allows smaller lot sizes as long as the required size is achieved over the entire subject property. The remaining area is reserved as permanent open space.
12. The property is depicted in the Hillside Management (“HM”), Non-urban 2 (“N2”), Urban 1 (“U1”), Urban 2 (“U2”), Urban 3 (“U3”) and Floodway/Flood Plain (“W”) land use categories of the Santa Clarita Valley Area Plan (“Plan”), a component of the Los Angeles Countywide General Plan (“General Plan”). The proposed 1,260 dwelling units is consistent with the maximum 1,302 dwelling units permitted by the land use categories for nonurban and urban hillside residential development.

13. The project provides an approximately 1,770 acres of open space (approximately 81 percent) within public park Lot No. 1262, private park Lot Nos. 1263 through 1271, and open space Lot Nos. 1272 through 1296. The project is consistent with the minimum 25 percent required for urban hillside projects, and 70 percent required for nonurban hillside projects. All open space provided is permanent open space as part of a density-controlled development.
14. General Plan Amendment Case No. 200900009 is a related request to amend the Master Plan of Highways to delete Cruzan Mesa Road (proposed Limited Secondary Highway), and realign Whites Canyon Road as Skyline Ranch Road (proposed Secondary Highway) from Whites Canyon Road/Plum Canyon Road to Sierra Highway.
15. CUP Case No. 200900121 is a related request to authorize an onsite grading and solid fill project for the offsite grading and construction of Skyline Ranch Road from its western project boundary to approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road, with 535,000 cubic yards of cut and 37,000 cubic yards of fill.
16. Oak Tree Permit Case No. 200700021 is a related request to remove one oak tree (nonheritage oak).
17. Highway Realignment Case No. 200900001 is a related request to review the realignment of Whites Canyon Road, a designated proposed Secondary Highway, as Skyline Ranch Road, through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway.
18. Vesting Tentative Tract Map No. 060922 is a related request to create 1,260 single family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres.
19. The approved Exhibit "A", dated October 22, 2009, depicts 1,260 single-family lots clustered over approximately 622 acres in the southern portion of the project site. The single-family lots range in size from 6,048 to 23,950 square feet. A proposed 12-acre public park will be located at the northern portion of the developed area, with recreational amenities to include a basketball court, baseball field and children's play area. Additional parks will be privately maintained by a homeowners association ("HOA"), totaling approximately six acres. An 11.6-acre elementary school site is depicted in the center of the developed area with a pedestrian bridge over Skyline Ranch Road, and 13 debris basin lots are depicted throughout the development. A public trail will be included within the project as

well as privately-maintained trails and paseos, providing connectivity to private parks, cul-de-sac streets, and main thoroughfare Skyline Ranch Road. Grading will consist of 20.8 million cubic yards of cut and 20.8 million cubic yards of fill (total 41.6 million cubic yards) to be balanced onsite. Offsite grading for the construction of Skyline Ranch Road will consist of 535,000 cubic yards of cut and 37,000 cubic yards of fill. Monument signs are proposed on and offsite within the unincorporated area and City, and a single oak tree onsite will be removed due to grading and construction.

20. The project proposes a merger and resubdivision of underlying recorded Tract Map Nos. 49433, 49434 and 49467. The subdivision was approved as Tentative Tract Map No. 44967 to create 200 single-family lots on 360 acres within the Cruzan Mesa area. No homes have been constructed as part of these underlying lots. The subject project proposes to merge these lots and create open space Lot No. 1293 over this area.
21. Letters received and submitted to the Commission include from the City as well as the U.S. Department of Homeland Security - Federal Emergency Management Agency (FEMA), Santa Clarita Organization for Preservation and the Environment ("SCOPE"), Santa Monica Mountains Conservancy ("SMMC"), and Sierra Club. The correspondence reflected comments on the Draft Environmental Impact Report ("EIR") as well as on the project design.
22. The project was advertised for the September 16, 2009 insist public hearing for Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-075, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.
23. During the September 16, 2009 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff recommended a continuance due to technical holds still outstanding for the project, including clearance through Los Angeles County Subdivision Committee ("Subdivision Committee") and required review by the Los Angeles County Interdepartmental Engineering Committee ("IEC"). Staff also indicated that a General Plan Amendment was required for the project for changes to the Master Plan of Highways, as the General Plan update, and the Plan update known as "One Valley One Vision" ("OVOV"), will likely update the Master Plan after the timeline proposed for this project. A CUP was also required to be filed for a solid fill grading project for the offsite construction of Skyline Ranch Road. Concern with existing filming activity near the Cruzan Mesa vernal pools within the large proposed open space lot was also raised by staff, warranting further research by staff.

24. Six persons testified at the September 16, 2009 public hearing: one neutral, and five with concerns or issues related to the development. The neutral testifier indicated that the applicant had an agreement in place with the Sulphur Springs School District regarding the elementary school site. Concerns expressed during the public hearing, including from the City, SCOPE and the SMMC/Mountains Recreation and Conservation Authority ("MRCA"), addressed need for offsite improvements at the intersection of Sierra Highway and Soledad Canyon Road; and included technical issues related to Skyline Ranch Road improvements (bike lane classification), improvements to Skyline Ranch Road west of the project site and offsite mitigation to City utilities. Other concerns included need for re-noticing of project to include the General Plan Amendment, impacts to air quality, need for updated documents for the EIR, supremacy of Alternative No. 2 in the Draft EIR, and need for funding sources for maintenance of the open space. MRCA also indicated their experience in managing vernal pools, and made recommendations regarding signage and filming compatibility.
25. Issues raised during the September 16, 2009 public hearing included water availability and how this project may be affected by concurrent hearings on OVOV.
26. During the September 16, 2009 public hearing, the applicant's representative indicated that the project was favorable with City support and staff not requesting any design changes. The representative indicated their position regarding the additional CUP and General Plan Amendment filings requested by staff, and indicated that any issues regarding onsite filming activity had already been resolved. The representative supported the continuance recommendation, and indicated their understanding the testifiers' concerns.
27. During the September 16, 2009 public hearing, the Commission discussed the history of filming in southern California and questioned whether filming revenue could be used as a funding source for maintenance of the vernal pools, and how to achieve a balance between filming activity and resource protection. The Commission also also indicated that while staff is recommending a continuance, it was important to hold the public hearing and allow officials and interested persons to express their concerns. Given that OVOV was also scheduled for public hearing, the Commission indicated that this project's continuance should be to a date after the OVOV initial hearing. The Commission also indicated their desire to see a walkable community, and directed staff to return with technical issues addressed.
28. After testimony and discussion, on September 16, 2009 the Commission by vote of 4-0-1 (Valadez absent) continued the public hearing to December 16, 2009.

29. Subsequent to the September 16, 2009 public hearing, the applicant submitted a revision to the tentative map, dated October 22, 2009, to Subdivision Committee for review. After review, technical holds from Los Angeles County Department of Public Works ("Public Works") regarding offsite easements and water pump stations, continued to remain outstanding. The applicant also filed a General Plan Amendment application as well as an additional CUP for the offsite solid fill project. Concerns regarding the onsite filming activity were also resolved as there is an existing procedure in the County for issuance of filming permits that regulate frequency of temporary filming.
30. In addition to the entitlements previously advertised, the project was advertised for the December 16, 2009 insist public hearing with General Plan Amendment Case No. 200900009 and Conditional Use Permit Case No. 200900121.
31. During the December 16, 2009 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that most of the previously-identified project issues had been resolved, and described the remaining issues, including ongoing discussions with the City and County for street designs to Skyline Ranch Road. Staff also described the project's request for the alternate cross-section for local streets providing direct access to the single-family lots, and its potential impacts with increased paving and limited clearance to meet American with Disabilities Act ("ADA") requirements. The project also proposes four flag lots within the developed area.
32. During the December 16, 2009 public hearing, the applicant presented their project, which through a clustering design respects the proposed Significant Ecological Area ("SEA") boundary by protecting the vernal pools and mesa resources. The applicant indicated that while Master Plan of Highway deletions are proposed, through future development any necessary access would still be required by Public Works. The project's Draft EIR also provided the most up-to-date information regarding water supply, and Castaic Lake Water Agency ("CLWA") which did raise comments on the OVOV's EIR, made no comments regarding this project's EIR.
33. Three persons testified during the December 16, 2009 public hearing: one representing the City, and two from the applicant's project team to answer any questions. The City indicated that two issues remained regarding traffic, including proposed mitigation at Soledad Canyon Road, and cross-sections for Skyline Ranch Road. The City indicated that they were continuing to work with the County

and applicant on agreed-upon cross-sections for Skyline Ranch Road, with hope for resolution when the project returns for final action.

34. During the December 16, 2009 public hearing, the Commission discussed whether roll-up garage doors could be incorporated to address any reductions in sidewalk clearance by cars parking in individual driveways, and looked forward to the project returning with hopeful resolution between the County and the City. The Commission also discussed that while the subject project was well designed and has shown to have an adequate water supply, there is a general concern regarding water supply and large subdivisions. The Commission also directed staff to consider additional project conditions regarding piping for future reclaimed water use within landscaped slopes, and potential for individual cisterns for greywater use.
35. After testimony and discussion, on December 16, 2009 the Commission by vote of 5-0 continued the public hearing to March 3, 2010.
36. Subsequent to the December 16, 2009 public hearing, IEC conducted a duly-noticed meeting to discuss the highway realignment. After a brief presentation by staff and the applicant, and comments from one neighbor and the City, IEC indicated their recommendation for approval of the highway realignment.
37. Subsequent to the December 16, 2009 public hearing, County and City staff met with the applicant to discuss the proposed street improvements to Skyline Ranch Road. A general consensus was reached regarding a modified cross-section for proposed Secondary Highway Skyline Ranch Road, including two travel lanes (one in each direction), a 14-foot wide landscaped median, and Class II bike lane in each direction.
38. During the March 3, 2010 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that IEC recommends approval of the highway realignment; and that the City, County and applicant have reached agreement on proposed improvements to Skyline Ranch Road. Staff also presented that at the time of the supplemental package, only one project hold remained regarding offsite easements. However, since then Public Works was recommending an alternate condition to require proof of easements prior to the public hearing by the Los Angeles County Board of Supervisors ("Board"), which Public Works formally read into the record. Staff also briefly summarized the additional correspondence received from the Sierra Club, where they indicated that their previous concerns regarding a number of potential impact areas, including infrastructure, biology,

- traffic, air quality, and water resources, was inadequately addressed or mitigated in the Final EIR.
39. During the March 3, 2010 public hearing, the applicant indicated their agreement with, and appreciation for, the recommended condition from Public Works.
 40. One person testified during the March 3, 2010 public hearing representing the City. The City thanked County staff for working with them on the proposed Skyline Ranch Road cross-sections. The City also testified regarding the project's open space, and their encouragement that additional condition language be developed to clarify and specify initial and ongoing funding mechanisms for maintenance of the large natural open space. The City also responded to a question by the Commission regarding paseos where the City believed that while they have different paseo widths than what is proposed, paseos with a bike lane would still be beneficial.
 41. During the March 3, 2010 public hearing, the Commission discussed the history of filming activity near the vernal pools, and their desire to not see the large open space fall under an HOA's responsibility. The Commission also questioned the type of fencing in place around the vernal pools as well as whether utilities will be provided to the elementary school lot.
 42. During the March 3, 2010 public hearing, the applicant responded to the Commission, indicating that the large natural open space was intended all along to go to a public agency and Los Angeles County Department of Parks and Recreation ("Parks and Recreation") has indicated their intent to accept this open space. They believed that film revenue would be sufficient to maintain this open space, and the vernal pools will remain protected from filming activity with chain-link fences. If any filming requests these fences be removed temporarily, a licensed biologist is required to be onsite at all times the fence is removed. The applicant also responded that if the Commission felt other types of fencing would be more appropriate with community character, including split-rail, that they would not object as long as other affected jurisdictions and agencies also agreed. The applicant indicated that not only will utilities be provided at the elementary school lot, the applicant will be providing full funding for the construction of the school site.
 43. After testimony and discussion, on March 3, 2010 the Commission by vote of 5-0 continued the public hearing to March 24, 2010 for final documents to be prepared for approval.

44. During the March 24, 2010 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff briefed the Commission regarding discussions with Parks and Recreation regarding the funding mechanism for the approximate 1,325 acres of open space, and staff recommendation that the condition/mitigation language be further developed prior to scheduling of the Board public hearing. Staff also responded to the letters received from the Sierra Club and SCOPE regarding the Final EIR as well as additional correspondence from the U.S. Fish and Wildlife Service and newspaper article. The applicant also testified indicating their acceptance of all conditions.
45. One person testified during the March 24, 2010 public hearing representing the Santa Monica Mountains Conservancy. The testifier recommending addition a condition regarding a permanent open space funding source with minimum baseline amount, and questioned whether a permanent funding source is also to be established for the project's debris basins. Additional recommendations included transferring the open space to the County prior to or simultaneously with the first final map, and addressing sole source filming contracts.
46. During the March 24, 2010 public hearing, the applicant responded that there has been discussion with Parks and Recreation regarding the open space, and the net revenue for filming over the last five years all exceeded six figures with average over five years \$145,597, and over 10 years \$140,000. Parks and Recreation is recommending a Landscaping and Lighting Act District so additional funding would be in place, and they intend to continue discussions with Parks and Recreation regarding funding.
47. During the March 24, 2010 public hearing, the Commission discussed the proposed general plan amendment, and potential concern with losing an opportunity for public viewing access to the open space. A representative from Public Works responded that the deletion of Cruzan Mesa Road, a proposed Limited Secondary Highway, was found appropriate as Cruzan Mesa Road was not necessary for traffic, and its construction could lead to greater environmental impacts due to topography and necessary grading. Its removal from the Master Plan of Highways would not diminish the County's future right to require access. Its potential to be considered as part of the General Plan update was also discussed.
48. During the March 24, 2010 public hearing, the Commission also discussed that while filming revenue cannot be guaranteed, the average revenues are high, and that further discussion with Parks and Recreation should be pursued. The Commission also discussed the debris basins, and Public Works clarified that these would be publicly maintained by Public Works. Flood easements would be

incorporated into the project for the capture of debris, and no additional conditions for the project would be necessary.

49. After hearing all testimony, the Commission by vote of 3-0-2 (Valadez, Bellamy absent) closed the public hearing on March 24, 2010 and approved Conditional Use Permit Case No. 04-075.
50. The Commission finds that the project's infrastructure and community benefits balance against the project's requested density closer to the maximum density permitted by hillside management.
51. The Commission finds that 1,770 acres of the property (approximately 82 percent) is set aside as permanent open space with the urban and nonurban hillside, density-controlled development of 1,260 single-family homes on the subject property. This open space is comprised of a public park lot, private park lots, trails and natural open space. The natural open space, and public park and trails are to be dedicated to the County of Los Angeles, and the private parks and trails to the HOA for ownership and maintenance, with landscaped medians and manufactured slopes for a Landscaping and Lighting Act District.
52. The Commission finds that the front yard setback to the habitable structure shall be a minimum of 18 feet as measured from back of sidewalk, and front yard setback to the garage shall be a minimum of 20 feet as measured from back of sidewalk. These setbacks will ensure compatibility with ADA requirements to ensure accessible sidewalks when cars are parked in individual driveways.
53. The Commission finds that the alternate cross-section is permitted for all local streets with direct access to single-family lots, as the use of the alternate cross-section would be in keeping with the design and improvement of adjoining streets. The project will create new streets within the developed area, and will be designed to visually create a hierarchy of streets as well as complement the proposed trail and paseo system.
54. The Commission finds that the four flag lots are justified by topographic conditions and the size and shape of the division of land, and as the design is not in conflict with the pattern of neighborhood development. The proposed development will be creating new neighborhoods, and will not increase density by proposing homes adjacent to rear yards of existing homes.
55. The proposed project is required to comply with the development standards of the A-1 zone pursuant to Section 22.24.110 of the County Code, and A-2 zone

pursuant to Section 22.24.170 of the County Code, except as otherwise modified by this grant.

56. A Final EIR for the project has been prepared in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Final EIR consists of the Draft EIR dated July 2009, the Technical Appendices to the Draft EIR dated July 2009, the Final EIR including Responses to Comments dated February 2010, and the Addendum to the Final EIR dated March 2010. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.
57. The Commission has reviewed and considered the Final EIR and finds that it reflects the independent judgment of the County. As stated in the Final EIR and the Findings of Fact and Statement of Overriding Considerations regarding the Final EIR, implementation of the project will result in specifically identified significant effects upon the environment. Except for adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions in this grant and the related CUP, oak tree permit and vesting tentative map.
58. With respect to the adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, the Commission determines that the substantial benefits resulting from implementation of the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings of Fact and Statement of Overriding Considerations, which findings and statement of overriding considerations are incorporated herein by reference.
59. A Mitigation Monitoring Program ("MMP") consistent with the conclusions and recommendations of the Final EIR has been prepared, and its requirements have been incorporated into the conditions of approval for this project.
60. The MMP prepared in conjunction with the Final EIR identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured.
61. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.

62. Approval of this CUP is conditioned on the permittee's compliance with the attached conditions of approval and the MMP as well as the conditions of approval for Vesting Tentative Tract Map No. 060922, CUP Case No. 200900121 and Oak Tree Permit Case No. 2007000021.
63. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
64. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning ("Regional Planning"), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

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

- E. That the 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;
- F. That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area;
- G. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan; and
- H. That the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Final EIR has been completed in compliance with the CEQA and the State and County guidelines related thereto and reflects the independent judgment and analysis of the County; finds that the Commission has reviewed and considered the information contained in the Final EIR prior to approving the project; adopts the MMP incorporated in the Final EIR, finding that, pursuant to Public Resources Code Section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; and determines that the significant adverse effects of the project have been reduced to an acceptable level as outlined in the attached Environmental Findings of Fact and Statement of Overriding Considerations, which findings are incorporated herein by reference and attached.
2. Approves Conditional Use Permit Case No. 04-075 subject to the attached conditions.

**DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. 04-075-(5)
CONDITIONAL USE PERMIT CASE NO. 04-075**

Exhibit "A" Map Date: 10-22-09

CONDITIONS:

1. This grant authorizes the use of the subject property in an urban and non-urban hillside area for 1,260 single-family residential lots, density-controlled development to cluster the single-family lots on the southern portion of the project site with reduced lot size to 6,048 to 23,950 net square feet, and on-site grading over 100,000 cubic yards within the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area), A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area), A-1-10,000 (Light Agricultural - 10,000 Square Feet Minimum Required Lot Area), and A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area) zones as depicted on the approved exhibit map marked Exhibit "A" (dated October 22, 2009) or an approved revised Exhibit "A", subject to the following conditions of approval. This grant also authorizes a temporary materials processing facility during construction within the project site.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until the required fees have been paid pursuant to Condition Nos. 7 and 59. Condition Nos. 2, 7, 9, 10 and 11 shall be effective immediately upon final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant and shall include successor in interest.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or as to be a nuisance.
6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the

permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.

7. Within three days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. 04-075-(5), General Plan Amendment Case No. 200900009, Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001. The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$2,867.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.
8. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all inspections and for any enforcement of efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$200.00 per inspection).
9. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall fully cooperate in the defense.
10. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purposes of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

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

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

11. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 060922 ("TR 060922"). In the event that TR 060922 should expire without the recordation of the final map or all final maps if phased, this grant shall terminate upon the expiration of the vesting tentative map. Entitlement to the use of the property, or unrecorded portion thereof, thereafter shall be subject to the regulations then in effect.
12. The subject property shall be graded, developed and maintained in substantial compliance with the approved vesting tentative tract map. An amended tentative tract map approved for TR 060922 may, at the discretion of the Director of Regional Planning ("Director"), constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.
13. The subject property shall be developed and maintained in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
14. All development shall comply with the requirements of Title 22 of the County Code (Zoning Ordinance) and of the specific zoning of the subject property unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.
15. The permittee shall provide a current and valid water availability letter to the satisfaction of the Director and Director of Los Angeles County Department of Public Works ("Public Works") prior to recordation of the final map (or each final map if the project is phased), the issuance of grading permits, and the issuance of building permits for the approved development.

16. The permittee shall submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") and maintenance agreements and covenants to Regional Planning for review and approval. The CC&Rs shall include all of the project conditions, and include language that those conditions required to be in the CC&Rs may not be amended or eliminated by the homeowners association without prior approval from the Director.
17. The development of the subject property shall comply with all requirements and conditions approved for TR 060922, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700021.
18. No additional grading or development, including expansion of pad areas with any walls greater than five feet in height or other materials, shall be permitted beyond that depicted on the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.
19. The permittee shall provide a minimum of 2,151.65 acres or 82.9 percent open space, which includes natural undisturbed areas; graded slopes; public and private parks (1.2 acres of the public park will be covered by structures); and trails.
20. The permittee shall provide for the ownership and maintenance of private park Lot Nos. 1263 through 1271 by a homeowners' association to the satisfaction of Regional Planning.
21. The permittee shall dedicate to the County of Los Angeles the right to prohibit construction of any residential structures on the school site depicted on the Exhibit "A" as Lot No. 1261, and on the open space areas depicted on the approved Exhibit "A" as public park Lot No. 1262 and private park Lot Nos. 1263 through 1271.
22. The permittee shall dedicate open space Lot Nos. 1272 through 1296 to the County of Los Angeles or other public agency to the satisfaction of Regional Planning. The dedication shall contain language requiring that access for emergency purposes shall not be prohibited over said open space lots.
23. The permittee shall dedicate to the County of Los Angeles the right to prohibit development, including construction of any structures and grading, on the open space areas as depicted on the Exhibit "A" as open space Lot Nos. 1272 through 1296.
24. This project is approved as density-controlled development, as shown on the approved vesting tentative map and Exhibit "A", in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area

requirements of the A-2-1, A-1-1 and A-1-10,000 in accordance with Section 22.56.205 of the County Code.

25. All commonly owned areas within the density-controlled development, shall be permanently reserved as open space. Such reservation shall be by establishment of a homeowners association, maintenance district or other appropriate means or methods to ensure the permanent reservation and continued perpetual maintenance of required commonly owned areas.
26. As a means to further ensure the permanent reservation of commonly owned areas, no dwelling unit shall be sold, conveyed or otherwise alienated or encumbered separately from an undivided interest in any commonly owned areas comprising a part of such development. Such undivided interest shall include either an undivided interest in the commonly owned areas or a share in the corporation or voting membership in an association owning the commonly owned areas.
27. All dwelling units within the density-controlled development shall be single-family residences.
28. No grading permit shall be issued prior the recordation of a final map, unless the Director determines that the proposed grading conforms to the conditions of this grant and the conditions of TR 060922, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700021.
29. Prior to the issuance of any grading and/or building permit, site plans covering the development shall be submitted to and approved by the Director as a revised Exhibit "A", indicating substantial conformance with the approved Exhibit "A" where proposed grading and/or construction:
 - a. complies with the conditions of this grant and the standards of the zone;
 - b. is compatible with hillside; and
 - c. complies with the Los Angeles County Green Building, Low Impact Development, and Drought-Tolerant Landscaping Ordinances prior to building permit issuance.
30. No structure shall exceed 35 feet in height, except for chimneys and rooftop antennas. Prior to any issuance of any building permit, a site plan including exterior elevations and floorplans shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance.
31. The development is approved with a minimum front yard setback of 20 feet from the garage exterior to back of sidewalk, and 18 feet from any habitable area to

back of sidewalk. Prior to issuance of any building permit, a site plan that includes delineation of the sidewalk in measuring front yard setbacks, shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance.

32. A minimum of two covered automobile parking spaces for each single-family residential lot shall be provided and continuously maintained and developed to the specifications listed in Section 22.52.1060 of the County Code. The required parking spaces shall be continuously available for vehicle parking only and shall not be used for storage, automobile repair, or any other unauthorized use.
33. All single-family homes shall have roll-up doors for any garages facing the street, in order to maintain minimum driveway length clearance of 20 feet. Prior to issuance of any building permit, a site plan with floorplans and elevations shall be submitted to and approved by the Director, as a revised Exhibit "A", to ensure compliance.
34. All utilities shall be placed underground. Prior to the issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utilities to install underground all new facilities necessary to furnish services in the proposed development.
35. Prior to commencement of the temporary materials processing facility proposed during construction, the applicant shall submit a revised Exhibit "A" depicting the facility location and operation details. Such facility shall only be permitted for onsite use, and may not process materials from locations beyond the project boundary identified within this grant or associated Conditional Use Permit Case No. 200900121.
36. All structures shall comply with the requirements of the Division of Building and Safety of Public Works.
37. Detonation of explosives or any other blasting device or material is prohibited unless required permits have been obtained and adjacent property owners have been notified.
38. All grading and construction activities on the subject property and appurtenant activities, including engine warm-up, within 300 feet of an occupied single- or multi-family residential lot, shall be restricted to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. Construction work shall be prohibited on Sundays or holidays, including New Year's Day, Independence Day, Thanksgiving Day, Christmas Day, Memorial Day, and Labor Day. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby residences and neighborhoods. Generator and pneumatic compressors shall be noise

protected in a manner that will minimize noise inconvenience to adjacent residences.

39. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director and the Director of Public Works.
40. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activities is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high wind (i.e. greater than 20 mph average over one hour) to prevent excessive amounts of dust.
41. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
42. No construction equipment or vehicles, including construction crew's personal vehicles, shall be parked or stored on any existing public or private streets.
43. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect as required throughout the life of this permit.
44. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
45. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the property, or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
46. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence. Paint utilized in covering such markings shall be of a color that matches, as closely as possible the color of the adjacent surfaces.
47. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the ordinances and County Building and Plumbing Codes.

48. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Public Health ("Public Health"). Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.
49. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented to the satisfaction of Public Health. If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Public Health and the California Regional Water Quality Control Board.
50. Prior to the issuance of any building permit, the permittee shall demonstrate compliance with State Seismic Hazard Safety laws to the satisfaction of Public Works.
51. Prior to the issuance of any grading permit, the project design shall provide for the filtering of flows to capture contaminants originating from the project site to the satisfaction of and approval by Public Works.
52. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
53. During construction, all large-size truck trips shall be limited to off-peak commute periods.
54. During construction, the permittee shall obtain a Caltrans transportation permit as necessary for any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on state highways.
55. All graded slopes (cut and fill) shall be revegetated in compliance with the Grading Ordinance and Drought-Tolerant Landscape Ordinance. Prior to the issuance of any grading or building permit, three copies of a landscape plan, which may be incorporated into a revised Exhibit "A," shall be submitted to and approved by the Director for any proposed landscaping. The landscape plan shall show size, type, and location of all plants, trees, and sprinkler facilities, including all landscaping and irrigation. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, and shall use reclaimed water. The irrigation system shall, to the satisfaction of the Director of Public Works and Director, include dual piping to allow for future connection and use of reclaimed water within landscaped slopes.

In addition to the review and approval by the Director, the landscaping plans will be reviewed by the staff biologist of Regional Planning and the Los Angeles County Forester and Fire Warden ("Forester"). Their review will include an

evaluation of the balance of structural diversity (e.g. trees, shrubs and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. No invasive species are permitted.

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

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

56. All slope improvements, including terrace drains, shall use colored concrete to blend with surrounding vegetation. Prior to any grading permit issuance, the permittee shall submit sample materials, including color palette, with a landscape plan, as a revised Exhibit "A". Prior to building permit issuance, the permittee shall submit evidence of colored concrete installation.
57. Within 30 days of approval of this grant, the permittee shall record a covenant and agreement with the County of Los Angeles agreeing to comply with the required environmental mitigation measures imposed in the Final Environmental Impact Report ("EIR") Mitigation Monitoring Program ("MMP"), and attach the MMP to the document to be recorded. Prior to recordation of the covenant, the permittee shall submit a copy of the draft covenant to the Director for review and approval.
58. The environmental mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final EIR for the project are incorporated herein by reference and attached and made conditions of this grant. The permittee shall comply with all such mitigation measures in accordance with the attached MMP. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Director for approval as frequently as may be required by the Director, until such time as all mitigation measures have been implemented and completed.

The reports shall describe the status of the permittee's compliance with the required mitigation measures.

59. Within 30 days of approval of this grant, deposit the sum of **\$3,000.00** with Regional Planning in order to defray the cost of reviewing the permittee's reports and verifying compliance with the information contained in the reports required by the MMP.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR PROJECT NO. 04-075-(5)
CONDITIONAL USE PERMIT CASE NO. 200900121**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Conditional Use Permit Case No. 200900121 on December 16, 2009, March 3, 2010, and March 24, 2010. Conditional Use Permit Case No. 200900121 was heard concurrently with General Plan Amendment Case No. 200900009, Vesting Tentative Tract Map No. 060922 (also considered September 16, 2009), Conditional Use Permit Case No. 04-075 (also considered September 16, 2009), Oak Tree Permit Case No. 200700021 (also considered September 16, 2009), and Highway Realignment Case No. 200900001 (also considered September 16, 2009).
2. The project proposes a clustered hillside residential development of 1,260 single family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres. The project includes an 11.6-acre elementary school site, a 12-acre public park and a network of privately-maintained paseos and trails, and one public trail. A Class II bike lane is proposed within Skyline Ranch Road.
3. A Conditional Use Permit ("CUP") is required to authorize an onsite grading and solid fill project for the offsite grading and construction of Skyline Ranch Road from the subdivision western project boundary to Whites Canyon Road/Plum Canyon Road pursuant to Sections 22.20.460 and 22.24.150 of the Los Angeles County Code ("County Code").
4. The subject site is located west of Sierra Highway and south of Vasquez Canyon Road, and north of the City of Santa Clarita ("City"), in the Sand Canyon Zoned District.
5. The project proposes offsite grading for the construction of Skyline Ranch Road, from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to the western subdivision project boundary, consisting of 535,000 cubic yards of cut and 37,000 cubic yards of fill.
6. Access to the proposed development will be provided by an extension of Whites Canyon Road as Skyline Ranch Road from the west, a proposed 84-foot to 94-foot wide Secondary Highway as proposed on the County Master Plan of Highways, realigned through the subject property to Sierra Highway, a 100-foot Major Highway.

7. The subject site is currently zoned A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) and RPD-5,000-20U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – 20 Dwelling Units per Net Acre), which were both established by Ordinance No. 880169Z, adopted October 11, 1988. Surrounding zoning is RPD-6,000-5.9U (Residential Planned Development – 6,000 Square Feet Minimum Required Lot Area – 5.9 Dwelling Units per Net Acre) to the north; A-2-2 and A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) to the east; A-2-1, RPD-6,000-7.5U (Residential Planned Development – 6,000 Square Feet Minimum Required Lot Area – 7.5 Dwelling Units per Net Acre) and City to the south; and A-2-1, R-1-4,000 (Single-Family Residence – 4,000 Square Feet Minimum Required Lot Area), RPD-5,000-5U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – 5 Dwelling Units per Net Acre), RPD-5,000-6.2U (Residential Planned Development – 5,000 Square Feet Minimum Required Lot Area – 6.2 Dwelling Units per Net Acre), and RPD-5,000-20U to the west.
8. The subject property consists of vacant land previously entitled under Vesting Tentative Tract Map No. 46018 (known as Shapell Plum Canyon). Surrounding uses include vacant property with single-family residential to the north, east, west and south with the City to the south.
9. The project is consistent with the RPD and A-2-2 zoning classifications. Solid fill projects are in the RPD and A-2 zones with a CUP pursuant to Sections 22.20.460 and 22.24.150 of the County Code.
10. The project site is depicted in the Hillside Management (“HM”), Urban 1 (“U1”), and Urban 3 (“U3”) land use categories of the Santa Clarita Valley Area Plan (“Plan”), a component of the Los Angeles Countywide General Plan (“General Plan”). A solid fill project for construction of a secondary highway is consistent with the residential designations.
11. General Plan Amendment Case No. 200900009 is a related request to amend the Master Plan of Highways to delete Cruzan Mesa Road (proposed Limited Secondary Highway), and realign Whites Canyon Road as Skyline Ranch Road (proposed Secondary Highway) from Whites Canyon Road/Plum Canyon Road to Sierra Highway.
12. CUP Case No. 04-075 is a related request to ensure compliance with the requirements for urban and nonurban hillside management, density-controlled development, and onsite project grading that exceeds 100,000 cubic yards; and to permit a temporary materials processing facility proposed during construction within the project site.

13. Oak Tree Permit Case No. 200700021 is a related request to remove one oak tree (nonheritage oak).
14. Highway Realignment Case No. 200900001 is a related request to review the realignment of Whites Canyon Road, a designated proposed Secondary Highway, as Skyline Ranch Road, through the project site from approximately 1,400 feet east Whites Canyon Road/Plum Canyon Road to Sierra Highway.
15. Vesting Tentative Tract Map No. 060922 is a related request to create 1,260 single family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres.
16. The approved Exhibit "A", dated October 22, 2009, depicts 1,260 single-family lots clustered over approximately 622 acres in the southern portion of the project site. The single-family lots range in size from 6,048 to 23,950 square feet. A proposed 12-acre public park will be located at the northern portion of the developed area, with recreational amenities to include a basketball court, baseball field and children's play area. Additional parks will be privately maintained by a homeowners association ("HOA"), totaling approximately six acres. An 11.6-acre elementary school site is depicted in the center of the developed area with a pedestrian bridge over Skyline Ranch Road, and 13 debris basin lots are depicted throughout the development. A public trail will be included within the project as well as privately-maintained trails and paseos, providing connectivity to private parks, cul-de-sac streets, and main thoroughfare Skyline Ranch Road. Grading will consist of 20.8 million cubic yards of cut and 20.8 million cubic yards of fill (total 41.6 million cubic yards) to be balanced onsite. Offsite grading for the construction of Skyline Ranch Road will consist of 535,000 cubic yards of cut and 37,000 cubic yards of fill. Monument signs are proposed on and offsite within the unincorporated area and City, and a single oak tree onsite will be removed due to grading and construction.
17. Letters received and submitted to the Commission include from the City as well as the U.S. Department of Homeland Security - Federal Emergency Management Agency (FEMA), Santa Clarita Organization for Preservation and the Environment ("SCOPE"), Santa Monica Mountains Conservancy ("SMMC"), and Sierra Club. The correspondence reflected comments on the Draft Environmental Impact Report ("EIR") as well as on the project design.
18. The project was advertised for the September 16, 2009 insist public hearing for Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-

075, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.

19. During the September 16, 2009 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff recommended a continuance due to technical holds still outstanding for the project, including clearance through Los Angeles County Subdivision Committee ("Subdivision Committee") and required review by the Los Angeles County Interdepartmental Engineering Committee ("IEC"). Staff also indicated that a General Plan Amendment was required for the project for changes to the Master Plan of Highways, as the General Plan update, and the Plan update known as "One Valley One Vision" ("OVOV"), will likely update the Master Plan after the timeline proposed for this project. A CUP was also required to be filed for a solid fill grading project for the offsite construction of Skyline Ranch Road. Concern with existing filming activity near the Cruzan Mesa vernal pools within the large proposed open space lot was also raised by staff, warranting further research by staff.
20. Six persons testified at the September 16, 2009 public hearing: one neutral, and five with concerns or issues related to the development. The neutral testifier indicated that the applicant had an agreement in place with the Sulphur Springs School District regarding the elementary school site. Concerns expressed during the public hearing, including from the City, SCOPE and the SMMC/Mountains Recreation and Conservation Authority ("MRCA"), addressed need for offsite improvements at the intersection of Sierra Highway and Soledad Canyon Road; and included technical issues related to Skyline Ranch Road improvements (bike lane classification), improvements to Skyline Ranch Road west of the project site and offsite mitigation to City utilities. Other concerns included need for re-noticing of project to include the General Plan Amendment, impacts to air quality, need for updated documents for the EIR, supremacy of Alternative No. 2 in the Draft EIR, and need for funding sources for maintenance of the open space. MRCA also indicated their experience in managing vernal pools, and made recommendations regarding signage and filming compatibility.
21. Issues raised during the September 16, 2009 public hearing included water availability and how this project may be affected by concurrent hearings on OVOV.
22. During the September 16, 2009 public hearing, the applicant's representative indicated that the project was favorable with City support and staff not requesting any design changes. The representative indicated their position regarding the additional CUP and General Plan Amendment filings requested by staff, and indicated that any issues regarding onsite filming activity had already been

resolved. The representative supported the continuance recommendation, and indicated their understanding the testifiers' concerns.

23. During the September 16, 2009 public hearing, the Commission discussed the history of filming in southern California and questioned whether filming revenue could be used as a funding source for maintenance of the vernal pools, and how to achieve a balance between filming activity and resource protection. The Commission also also indicated that while staff is recommending a continuance, it was important to hold the public hearing and allow officials and interested persons to express their concerns. Given that OVOV was also scheduled for public hearing, the Commission indicated that this project's continuance should be to a date after the OVOV initial hearing. The Commission also indicated their desire to see a walkable community, and directed staff to return with technical issues addressed.
24. After testimony and discussion, on September 16, 2009 the Commission by vote of 4-0-1 (Valadez absent) continued the public hearing to December 16, 2009.
25. Subsequent to the September 16, 2009 public hearing, the applicant submitted a revision to the tentative map, dated October 22, 2009, to Subdivision Committee for review. After review, technical holds from Los Angeles County Department of Public Works ("Public Works") regarding offsite easements and water pump stations, continued to remain outstanding. The applicant also filed a General Plan Amendment application as well as an additional CUP for the offsite solid fill project. Concerns regarding the onsite filming activity were also resolved as there is an existing procedure in the County for issuance of filming permits that regulate frequency of temporary filming.
26. In addition to the entitlements previously advertised, the project was advertised for the December 16, 2009 insist public hearing with General Plan Amendment Case No. 200900009 and CUP Case No. 200900121.
27. During the December 16, 2009 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that most of the previously-identified project issues had been resolved, and described the remaining issues, including ongoing discussions with the City and County for street designs to Skyline Ranch Road. Staff also described the project's request for the alternate cross-section for local streets providing direct access to the single-family lots, and its potential impacts with increased paving and limited clearance to meet American with Disabilities Act ("ADA") requirements. The project also proposes four flag lots within the developed area.

28. During the December 16, 2009 public hearing, the applicant presented their project, which through a clustered design respects the proposed Significant Ecological Area ("SEA") boundary by protecting the vernal pools and mesa resources. The applicant indicated that while Master Plan of Highway deletions are proposed, through future development any necessary access would still be required by Public Works. The project's Draft EIR also provided the most up-to-date information regarding water supply, and Castaic Lake Water Agency ("CLWA") which did raise comments on the OVOV's EIR, made no comments regarding this project's EIR.
29. Three persons testified during the December 16, 2009 public hearing: one representing the City, and two from the applicant's project team to answer any questions. The City indicated that two issues remained regarding traffic, including proposed mitigation at Soledad Canyon Road, and cross-sections for Skyline Ranch Road. The City indicated that they were continuing to work with the County and applicant on agreed-upon cross-sections for Skyline Ranch Road, with hope for resolution when the project returns for final action.
30. During the December 16, 2009 public hearing, the Commission discussed whether roll-up garage doors could be incorporated to address any reductions in sidewalk clearance by cars parking in individual driveways, and looked forward to the project returning with hopeful resolution between the County and the City. The Commission also discussed that while the subject project was well designed and has shown to have an adequate water supply, there is a general concern regarding water supply and large subdivisions. The Commission also directed staff to consider additional project conditions regarding piping for future reclaimed water use within landscaped slopes, and potential for individual cisterns for greywater use.
31. After testimony and discussion, on December 16, 2009 the Commission by vote of 5-0 continued the public hearing to March 3, 2010.
32. Subsequent to the December 16, 2009 public hearing, IEC conducted a duly-noticed meeting to discuss the highway realignment. After a brief presentation by staff and the applicant, and comments from one neighbor and the City, IEC indicated their recommendation for approval of the highway realignment.
33. Subsequent to the December 16, 2009 public hearing, County and City staff met with the applicant to discuss the proposed street improvements to Skyline Ranch Road. A general consensus was reached regarding a modified cross-section for proposed Secondary Highway Skyline Ranch Road, including two travel lanes

(one in each direction), a 14-foot wide landscaped median, and Class II bike lane in each direction.

34. During the March 3, 2010 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that IEC recommends approval of the highway realignment; and that the City, County and applicant have reached agreement on proposed improvements to Skyline Ranch Road. Staff also presented that at the time of the supplemental package, only one project hold remained regarding offsite easements. However, since then Public Works was recommending an alternate condition to require proof of easements prior to the public hearing by the Los Angeles County Board of Supervisors ("Board"), which Public Works formally read into the record. Staff also briefly summarized the additional correspondence received from the Sierra Club, where they indicated that their previous concerns regarding a number of potential impact areas, including infrastructure, biology, traffic, air quality, and water resources, was inadequately addressed or mitigated in the Final EIR.
35. During the March 3, 2010 public hearing, the applicant indicated their agreement with, and appreciation for, the recommended condition from Public Works.
36. One person testified during the March 3, 2010 public hearing representing the City. The City thanked County staff for working with them on the proposed Skyline Ranch Road cross-sections. The City also testified regarding the project's open space, and their encouragement that additional condition language be developed to clarify and specify initial and ongoing funding mechanisms for maintenance of the large natural open space. The City also responded to a question by the Commission regarding paseos where the City believed that while they has different paseo widths than what is proposed, paseos with a bike lane would still be beneficial.
37. During the March 3, 2010 public hearing, the Commission discussed the history of filming activity near the vernal pools, and their desire to not see the large open space fall under an HOA's responsibility. The Commission also questioned the type of fencing in place around the vernal pools as well as whether utilities will be provided to the elementary school lot.
38. During the March 3, 2010 public hearing, the applicant responded to the Commission, indicating that the large natural open space was intended all along to go to a public agency and Los Angeles County Department of Parks and Recreation ("Parks and Recreation") has indicated their intent to accept this open space. They believed that film revenue would be sufficient to maintain this open

space, and the vernal pools will remain protected from filming activity with chain-link fences. If any filming does request that these fences be temporarily removed, a licensed biologist is required to be onsite at all times the fence during this time. The applicant also responded that if the Commission felt other types of fencing would be more appropriate with community character, including split-rail, that they would not object as long as other affected jurisdictions and agencies also agreed. The applicant indicated that not only will utilities be provided on the elementary school lot, the applicant will be providing full funding for the construction of the school site.

39. After testimony and discussion, on March 3, 2010 the Commission by vote of 5-0 continued the public hearing to March 24, 2010 for final documents to be prepared for approval.
40. During the March 24, 2010 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff briefed the Commission regarding discussions with Parks and Recreation regarding the funding mechanism for the approximate 1,325 acres of open space, and staff recommendation that the condition/mitigation language be further developed prior to scheduling of the Board public hearing. Staff also responded to the letters received from the Sierra Club and SCOPE regarding the Final EIR as well as additional correspondence from the U.S. Fish and Wildlife Service and newspaper article. The applicant also testified indicating their acceptance of all conditions.
41. One person testified during the March 24, 2010 public hearing representing the Santa Monica Mountains Conservancy. The testifier recommending addition a condition regarding a permanent open space funding source with minimum baseline amount, and questioned whether a permanent funding source is also to be established for the project's debris basins. Additional recommendations included transferring the open space to the County prior to or simultaneously with the first final map, and addressing sole source filming contracts.
42. During the March 24, 2010 public hearing, the applicant responded that there has been discussion with Parks and Recreation regarding the open space, and the net revenue for filming over the last five years all exceeded six figures with average over five years \$145,597, and over 10 years \$140,000. Parks and Recreation is recommending a Landscaping and Lighting Act District so additional funding would be in place, and they intend to continue discussions with Parks and Recreation regarding funding.
43. During the March 24, 2010 public hearing, the Commission discussed the proposed general plan amendment, and potential concern with losing an

opportunity for public viewing access to the open space. A representative from Public Works responded that the deletion of Cruzan Mesa Road, a proposed Limited Secondary Highway, was found appropriate as Cruzan Mesa Road was not necessary for traffic, and its construction could lead to greater environmental impacts due to topography and necessary grading. Its removal from the Master Plan of Highways would not diminish the County's future right to require access. Its potential to be considered as part of the General Plan update was also discussed.

44. During the March 24, 2010 public hearing, the Commission also discussed that while filming revenue cannot be guaranteed, the average revenues are high, and that further discussion with Parks and Recreation should be pursued. The Commission also discussed the debris basins, and Public Works clarified that these would be publicly maintained by Public Works. Flood easements would be incorporated into the project for the capture of debris, and no additional conditions for the project would be necessary.
45. After hearing all testimony, the Commission by vote of 3-0-2 (Valadez, Bellamy absent) closed the public hearing on March 24, 2010 and approved Conditional Use Permit Case No. 200900121.
46. The proposed project is required to comply with the development standards of the RPD zone pursuant to Section 22.20.460 of the County Code, and A-2 zone pursuant to Section 22.24.170 of the County Code, except as otherwise modified by this grant.
47. A Final EIR for the project has been prepared in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Final EIR consists of the Draft EIR dated July 2009, the Technical Appendices to the Draft EIR dated July 2009, the Final EIR including Responses to Comments dated February 2010, and the Addendum to the Final EIR dated March 2010. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.
48. The Commission has reviewed and considered the Final EIR and finds that it reflects the independent judgment of the County. As stated in the Final EIR and the Findings of Fact and Statement of Overriding Considerations regarding the Final EIR, implementation of the project will result in specifically identified significant effects upon the environment. Except for adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, identified significant adverse effects can be

reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions in this grant and the related CUP, oak tree permit and vesting tentative map.

49. With respect to the adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, the Commission determines that the substantial benefits resulting from implementation of the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings of Fact and Statement of Overriding Considerations, which findings and statement of overriding considerations are incorporated herein by reference.
50. A Mitigation Monitoring Program (“MMP”) consistent with the conclusions and recommendations of the Final EIR has been prepared, and its requirements have been incorporated into the conditions of approval for this project.
51. The MMP prepared in conjunction with the Final EIR identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured.
52. This project does not have “no effect” on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
53. Approval of this CUP is conditioned on the permittee’s compliance with the attached conditions of approval and the MMP as well as the conditions of approval for Vesting Tentative Tract Map No. 060922, CUP Case No. 04-075 and Oak Tree Permit Case No. 2007000021.
54. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
55. The location of the documents and other materials constituting the record of proceedings upon which the Commission’s decision is based in this matter is the Los Angeles County Department of Regional Planning (“Regional Planning”), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

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

THEREFORE, THE REGIONAL PLANNING COMMISSION:

- 1. Certifies that the Final EIR has been completed in compliance with the CEQA and the State and County guidelines related thereto and reflects the independent judgment and analysis of the County; finds that the Commission has reviewed and considered the information contained in the Final EIR prior to approving the project; adopts the MMP incorporated in the Final EIR, finding that, pursuant to Public Resources Code Section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; and determines that the significant adverse effects of the project have been reduced to an acceptable level as outlined in the attached Environmental Findings of Fact and Statement of Overriding Considerations, which findings are incorporated herein by reference and attached.
- 2. Approves Conditional Use Permit Case No. 200900121 subject to the attached conditions.

**DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. 04-075-(5)
CONDITIONAL USE PERMIT CASE NO. 200900121**

Exhibit "A" Map Date: 10-22-09

CONDITIONS:

1. This grant authorizes the use of the subject property for an onsite grading and solid fill project, consisting of approximately 535,000 cubic yards of cut and 37,000 cubic yards of fill, associated with the construction of Skyline Ranch Road, within the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) and RPD-6,000-7.5 U (Residential Planned Development – 6,000 Square Feet Minimum Required Lot Area – 7.5 Dwelling Units per Acre) zones as depicted on the approved exhibit map marked Exhibit "A" (dated October 22, 2009) or an approved revised Exhibit "A", subject to the following conditions of approval.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until the required fees have been paid pursuant to Condition Nos. 7 and 38. Condition Nos. 2, 7, 9, 10 and 11 shall be effective immediately upon final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant and shall include successor in interest.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or as to be a nuisance.
6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.

7. Within three days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. 04-075-(5), General Plan Amendment Case No. 200900009, Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001. The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$2,867.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.
8. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all inspections and for any enforcement of efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$200.00 per inspection).
9. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall fully cooperate in the defense.
10. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purposes of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There

is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

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

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

11. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 060922 ("TR 060922"). In the event that TR 060922 should expire without the recordation of the final map or all final maps if phased, this grant shall terminate upon the expiration of the vesting tentative map. Entitlement to the use of the property, or unrecorded portoin thereof, thereafter shall be subject to the regulations then in effect.
12. The subject property shall be graded, developed and maintained in substantial compliance with the approved vesting tentative tract map. An amended tentative tract map approved for TR 060922 may, at the discretion of the Director of Regional Planning ("Director"), constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.
13. The subject property shall be developed and maintained in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
14. All development shall comply with the requirements of Title 22 of the County Code (Zoning Ordinance) and of the specific zoning of the subject property unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.
15. The development of the subject property shall comply with all requirements and conditions approved for TR 060922, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, and Oak Tree Permit Case No. 200700021.
16. No grading permit shall be issued prior the recordation of a final map, unless the Director determines that the proposed grading conforms to the conditions of this grant and the conditions of TR 060922, Conditional Use Permit Case No. 04-075 and Oak Tree Permit Case No. 200700021.

17. Prior to the issuance of any grading and/or building permit, site plans covering the development shall be submitted to and approved by the Director as a revised Exhibit "A", indicating substantial conformance with the approved Exhibit "A" where the proposed grading and/or construction:
 - a. complies with the conditions of this grant and the standards of the zone;
 - b. is compatible with hillside resources; and
 - c. complies with the Los Angeles County Green Building, Low Impact Development and Drought-Tolerant Landscaping Ordinances prior to building permit issuance.
18. All utilities shall be placed underground. Prior to the issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utilities to install underground all new facilities necessary to furnish services in the proposed development.
19. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").
20. Detonation of explosives or any other blasting device or material is prohibited unless required permits have been obtained and adjacent property owners have been notified.
21. All grading and construction activities on the subject property and appurtenant activities, including engine warm-up, within 300 feet of an occupied single- or multi-family residential lot, shall be restricted to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. Construction work shall be prohibited on Sundays or holidays, including New Year's Day, Independence Day, Thanksgiving Day, Christmas Day, Memorial Day, and Labor Day. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby residences and neighborhoods. Generator and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences.
22. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director and the Director of Public Works.
23. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activities is done for the day. All clearing, grading, earth moving or

excavation activities shall cease during periods of high wind (i.e. greater than 20 mph average over one hour) to prevent excessive amounts of dust.

24. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
25. No construction equipment or vehicles, including construction crew's personal vehicles, shall be parked or stored on any existing public or private streets.
26. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect as required throughout the life of this permit.
27. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
28. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the ordinances and County Building and Plumbing Codes.
29. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented to the satisfaction of Los Angeles County Department of Public Health ("Public Health"). If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Public Health and the California Regional Water Quality Control Board.
30. Prior to the issuance of any grading permit, the project design shall provide for the filtering of flows to capture contaminants originating from the project site to the satisfaction of and approval by Public Works.
31. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
32. During construction, all large-size truck trips shall be limited to off-peak commute periods.
33. During construction, the permittee shall obtain a Caltrans transportation permit as necessary for any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on state highways.

34. All graded slopes (cut and fill) shall be revegetated in compliance with the Grading Ordinance and Drought-Tolerant Landscape Ordinance. Prior to the issuance of any grading or building permit, three copies of a landscape plan, which may be incorporated into a revised Exhibit "A," shall be submitted to and approved by the Director for any proposed landscaping. The landscape plan shall show size, type, and location of all plants, trees, and sprinkler facilities, including all landscaping and irrigation. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, and shall use reclaimed water. The irrigation system shall, to the satisfaction of the Director of Public Works and Director, include dual piping to allow for future connection and use of reclaimed water within landscaped slopes.

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

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

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

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

36. Within 30 days of approval of this grant, the permittee shall record a covenant and agreement with the County of Los Angeles agreeing to comply with the required environmental mitigation measures imposed in the Final Environmental Impact Report ("EIR") Mitigation Monitoring Program ("MMP"), and attach the MMP to the document to be recorded. Prior to recordation of the covenant, the permittee shall submit a copy of the draft covenant to the Director for review and approval.
37. The environmental mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final EIR for the project are incorporated herein by reference and attached and made conditions of this grant. The permittee shall comply with all such mitigation measures in accordance with the attached MMP. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Director for approval as frequently as may be required by the Director, until such time as all mitigation measures have been implemented and completed. The reports shall describe the status of the permittee's compliance with the required mitigation measures
38. Within 30 days of approval of this grant, deposit the sum of **\$3,000.00** with Regional Planning in order to defray the cost of reviewing the permittee's reports and verifying compliance with the information contained in the reports required by the MMP.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR PROJECT NO. 04-075-(5)
OAK TREE PERMIT CASE NO. 200700021**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Oak Tree Permit Case No. 200700021 on September 16, 2009, December 16, 2009, March 3, 2010, and March 24, 2010. Oak Tree Permit Case No. 200700021 was heard concurrently with General Plan Amendment Case No. 200900009 (December 16, 2009, March 3, 2010, and March 24, 2010 only), Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121 (December 16, 2009, March 3, 2010 and March 24, 2010 only), Highway Realignment Case No. 200900001, and Vesting Tentative Tract Map No. 060922.
2. The subject site is located west of Sierra Highway and south of Vasquez Canyon Road, and north of the City of Santa Clarita, in the Sand Canyon Zoned District.
3. The irregularly-shaped property is approximately 2,173 gross acres in size in a mostly natural condition with level to steeply sloping topography. Approximately 774 acres are within 0 to 25 percent slopes, 644 acres within 25 to 50 percent slopes, and 755 acres have slopes 50 percent and greater.
4. Oak Tree Permit Case No. 200700021 is a request to authorize the removal of one oak tree (non heritage).
5. The applicant submitted an Oak Tree Report prepared by Natural Resources Consultants (arborist: Thomas Juhasz), the consulting arborist, dated April 10, 2007 and updated July 7, 2009, that identifies and evaluates one oak tree on the subject property. There are no heritage oaks onsite.
6. The applicant proposes to remove one oak tree (non heritage). The proposed removal is due to impacts from construction and the development of the proposed project.
7. The Los Angeles County Forester and Fire Warden ("Forester"), 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 Forester has recommended approval of the requested oak tree removal, subject to recommended conditions of approval, including replacement of oak tree removals at a rate of 10:1 for a total of 10 mitigation trees.
8. General Plan Amendment Case No. 200900009 is a related request to amend the Master Plan of Highways to delete Cruzan Mesa Road (proposed Limited Secondary Highway), and realign Whites Canyon Road as Skyline Ranch Road

(proposed Secondary Highway) from Whites Canyon Road/Plum Canyon Road to Sierra Highway.

9. Conditional Use Permit (“CUP”) Case No. 04-075 is a related request to ensure compliance with the requirements for urban and nonurban hillside management, density-controlled development, and onsite project grading that exceeds 100,000 cubic yards; and to permit a temporary materials processing facility proposed during construction within the project site.
10. CUP Case No. 200900121 is a related request to authorize an onsite grading and solid fill project for the offsite grading and construction of Skyline Ranch Road from its western project boundary to approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road, with 535,000 cubic yards of cut and 37,000 cubic yards of fill.
11. Highway Realignment Case No. 200900001 is a related request to review the realignment of Whites Canyon Road, a designated proposed Secondary Highway, as Skyline Ranch Road, through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway.
12. Vesting Tentative Tract Map No. 060922 is a related request to create 1,260 single family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres.
13. Access to the proposed development will be provided by an extension of Whites Canyon Road as Skyline Ranch Road from the west, a proposed 84-foot to 94-foot wide Secondary Highway as proposed on the County Master Plan of Highways, realigned through the subject property to Sierra Highway, a 100-foot Major Highway.
14. Letters received and submitted to the Commission include from the City as well as the U.S. Department of Homeland Security - Federal Emergency Management Agency (FEMA), Santa Clarita Organization for Preservation and the Environment (“SCOPE”), Santa Monica Mountains Conservancy (“SMMC”), and Sierra Club. The correspondence reflected comments on the Draft Environmental Impact Report (“EIR”) as well as on the project design.
15. The project was advertised for the September 16, 2009 insist public hearing for Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-075, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.

16. During the September 16, 2009 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff recommended a continuance due to technical holds still outstanding for the project, including clearance through Los Angeles County Subdivision Committee ("Subdivision Committee") and required review by the Los Angeles County Interdepartmental Engineering Committee ("IEC"). Staff also indicated that a General Plan Amendment was required for the project for changes to the Master Plan of Highways, as the General Plan update, and the Plan update known as "One Valley One Vision" ("OVOV"), will likely update the Master Plan after the timeline proposed for this project. A CUP was also required to be filed for a solid fill grading project for the offsite construction of Skyline Ranch Road. Concern with existing filming activity near the Cruzan Mesa vernal pools within the large proposed open space lot was also raised by staff, warranting further research by staff.
17. Six persons testified at the September 16, 2009 public hearing: one neutral, and five with concerns or issues related to the development. The neutral testifier indicated that the applicant had an agreement in place with the Sulphur Springs School District regarding the elementary school site. Concerns expressed during the public hearing, including from the City, SCOPE and the SMMC/Mountains Recreation and Conservation Authority ("MRCA"), addressed need for offsite improvements at the intersection of Sierra Highway and Soledad Canyon Road; and included technical issues related to Skyline Ranch Road improvements (bike lane classification), improvements to Skyline Ranch Road west of the project site and offsite mitigation to City utilities. Other concerns included need for re-noticing of project to include the General Plan Amendment, impacts to air quality, need for updated documents for the EIR, supremacy of Alternative No. 2 in the Draft EIR, and need for funding sources for maintenance of the open space. MRCA also indicated their experience in managing vernal pools, and made recommendations regarding signage and filming compatibility.
18. Issues raised during the September 16, 2009 public hearing included water availability and how this project may be affected by concurrent hearings on OVOV.
19. During the September 16, 2009 public hearing, the applicant's representative indicated that the project was favorable with City support and staff not requesting any design changes. The representative indicated their position regarding the additional CUP and General Plan Amendment filings requested by staff, and indicated that any issues regarding onsite filming activity had already been resolved. The representative supported the continuance recommendation, and indicated their understanding the testifiers' concerns.

20. During the September 16, 2009 public hearing, the Commission discussed the history of filming in southern California and questioned whether filming revenue could be used as a funding source for maintenance of the vernal pools, and how to achieve a balance between filming activity and resource protection. The Commission also indicated that while staff is recommending a continuance, it was important to hold the public hearing and allow officials and interested persons to express their concerns. Given that OVOV was also scheduled for public hearing, the Commission indicated that this project's continuance should be to a date after the OVOV initial hearing. The Commission also indicated their desire to see a walkable community, and directed staff to return with technical issues addressed.
21. After testimony and discussion, on September 16, 2009 the Commission by vote of 4-0-1 (Valadez absent) continued the public hearing to December 16, 2009.
22. Subsequent to the September 16, 2009 public hearing, the applicant submitted a revision to the tentative map, dated October 22, 2009, to Subdivision Committee for review. After review, technical holds from Los Angeles County Department of Public Works ("Public Works") regarding offsite easements and water pump stations, continued to remain outstanding. The applicant also filed a General Plan Amendment application as well as an additional CUP for the offsite solid fill project. Concerns regarding the onsite filming activity were also resolved as there is an existing procedure in the County for issuance of filming permits that regulate frequency of temporary filming.
23. In addition the entitlements previously advertised, the project was advertised for the December 16, 2009 insist public hearing with General Plan Amendment Case No. 200900009 and CUP Case No. 200900121.
24. During the December 16, 2009 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that most of the previously-identified project issues had been resolved, and described the remaining issues, including ongoing discussions with the City and County for street designs to Skyline Ranch Road. Staff also described the project's request for the alternate cross-section for local streets providing direct access to the single-family lots, and its potential impacts with increased paving and limited clearance to meet American with Disabilities Act ("ADA") requirements. The project also proposes four flag lots within the developed area.

25. During the December 16, 2009 public hearing, the applicant presented their project, which through a clustered design respects the proposed Significant Ecological Area ("SEA") boundary by protecting the vernal pools and mesa resources. The applicant indicated that while Master Plan of Highway deletions are proposed, through future development any necessary access would still be required by Public Works. The project's Draft EIR also provided the most up-to-date information regarding water supply, and Castaic Lake Water Agency ("CLWA") which did raise comments on the OVOV's EIR, made no comments regarding this project's EIR.
26. Three persons testified during the December 16, 2009 public hearing: one representing the City, and two from the applicant's project team to answer any questions. The City indicated that two issues remained regarding traffic, including proposed mitigation at Soledad Canyon Road, and cross-sections for Skyline Ranch Road. The City indicated that they were continuing to work with the County and applicant on agreed-upon cross-sections for Skyline Ranch Road, with hope for resolution when the project returns for final action.
27. During the December 16, 2009 public hearing, the Commission discussed whether roll-up garage doors could be incorporated to address any reductions in sidewalk clearance by cars parking in individual driveways, and looked forward to the project returning with hopeful resolution between the County and the City. The Commission also discussed that while the subject project was well designed and has shown to have an adequate water supply, there is a general concern regarding water supply and large subdivisions. The Commission also directed staff to consider additional project conditions regarding piping for future reclaimed water use within landscaped slopes, and potential for individual cisterns for greywater use.
28. After testimony and discussion, on December 16, 2009 the Commission by vote of 5-0 continued the public hearing to March 3, 2010.
29. Subsequent to the December 16, 2009 public hearing, IEC conducted a duly-noticed meeting to discuss the highway realignment. After a brief presentation by staff and the applicant, and comments from one neighbor and the City, IEC indicated their recommendation for approval of the highway realignment.
30. Subsequent to the December 16, 2009 public hearing, County and City staff met with the applicant to discuss the proposed street improvements to Skyline Ranch Road. A general consensus was reached regarding a modified cross-section for proposed Secondary Highway Skyline Ranch Road, including two travel lanes

(one in each direction), a 14-foot wide landscaped median, and Class II bike lane in each direction.

31. During the March 3, 2010 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that IEC recommends approval of the highway realignment; and that the City, County and applicant have reached agreement on proposed improvements to Skyline Ranch Road. Staff also presented that at the time of the supplemental package, only one project hold remained regarding offsite easements. However, since then Public Works was recommending an alternate condition to require proof of easements prior to the public hearing by the Los Angeles County Board of Supervisors ("Board"), which Public Works formally read into the record. Staff also briefly summarized the additional correspondence received from the Sierra Club, where they indicated that their previous concerns regarding a number of potential impact areas, including infrastructure, biology, traffic, air quality, and water resources, was inadequately addressed or mitigated in the Final EIR.
32. During the March 3, 2010 public hearing, the applicant indicated their agreement with, and appreciation for, the recommended condition from Public Works.
33. One person testified during the March 3, 2010 public hearing representing the City. The City thanked County staff for working with them on the proposed Skyline Ranch Road cross-sections. The City also testified regarding the project's open space, and their encouragement that additional condition language be developed to clarify and specify initial and ongoing funding mechanisms for maintenance of the large natural open space. The City also responded to a question by the Commission regarding paseos where the City believed that while they have different paseo widths than what is proposed, paseos with a bike lane would still be beneficial.
34. During the March 3, 2010 public hearing, the Commission discussed the history of filming activity near the vernal pools, and their desire to not see the large open space fall under an HOA's responsibility. The Commission also questioned the type of fencing in place around the vernal pools as well as whether utilities will be provided to the elementary school lot.
35. During the March 3, 2010 public hearing, the applicant responded to the Commission, indicating that the large natural open space was intended all along to go to a public agency and Los Angeles County Department of Parks and Recreation ("Parks and Recreation") has indicated their intent to accept this open space. They believed that film revenue would be sufficient to maintain this open

space, and the vernal pools will remain protected from filming activity with chain-link fences. If any filming does request that these fences be removed temporarily, a licensed biologist is required to be onsite at all times the fence is removed. The applicant also responded that if the Commission felt other types of fencing would be more appropriate with community character, including split-rail, that they would not object as long as other affected jurisdictions and agencies also agreed. The applicant indicated that not only will utilities be provided at the elementary school lot, the applicant will be providing full funding for the construction of the school site.

36. After testimony and discussion, on March 3, 2010 the Commission by vote of 5-0 continued the public hearing to March 24, 2010 for final documents to be prepared for approval.
37. During the March 24, 2010 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff briefed the Commission regarding discussions with Parks and Recreation regarding the funding mechanism for the approximate 1,325 acres of open space, and staff recommendation that the condition/mitigation language be further developed prior to scheduling of the Board public hearing. Staff also responded to the letters received from the Sierra Club and SCOPE regarding the Final EIR as well as additional correspondence from the U.S. Fish and Wildlife Service and newspaper article. The applicant also testified indicating their acceptance of all conditions.
38. One person testified during the March 24, 2010 public hearing representing the Santa Monica Mountains Conservancy. The testifier recommending addition a condition regarding a permanent open space funding source with minimum baseline amount, and questioned whether a permanent funding source is also to be established for the project's debris basins. Additional recommendations included transferring the open space to the County prior to or simultaneously with the first final map, and addressing sole source filming contracts.
39. During the March 24, 2010 public hearing, the applicant responded that there has been discussion with Parks and Recreation regarding the open space, and the net revenue for filming over the last five years all exceeded six figures with average over five years \$145,597, and over 10 years \$140,000. Parks and Recreation is recommending a Landscaping and Lighting Act District so additional funding would be in place, and they intend to continue discussions with Parks and Recreation regarding funding.
40. During the March 24, 2010 public hearing, the Commission discussed the proposed general plan amendment, and potential concern with losing an

opportunity for public viewing access to the open space. A representative from Public Works responded that the deletion of Cruzan Mesa Road, a proposed Limited Secondary Highway, was found appropriate as Cruzan Mesa Road was not necessary for traffic, and its construction could lead to greater environmental impacts due to topography and necessary grading. Its removal from the Master Plan of Highways would not diminish the County's future right to require access. Its potential to be considered as part of the General Plan update was also discussed.

41. During the March 24, 2010 public hearing, the Commission also discussed that while filming revenue cannot be guaranteed, the average revenues are high, and that further discussion with Parks and Recreation should be pursued. The Commission also discussed the debris basins, and Public Works clarified that these would be publicly maintained by Public Works. Flood easements would be incorporated into the project for the capture of debris, and no additional conditions for the project would be necessary.
42. After hearing all testimony, the Commission by vote of 3-0-2 (Valadez, Bellamy absent) closed the public hearing on March 24, 2010 and approved Oak Tree Permit Case No. 200700021.
43. The necessary drainage improvements for soil erosion control will be designed in accordance with the standards of the Public Works as a condition of approval of the associated vesting tentative tract map.
44. The proposed project is required to comply with the development standards of the A-1 zone pursuant to Section 22.24.110 of the Los Angeles County Code ("County Code"), and A-2 zone pursuant to Section 22.24.170 of the County Code, except as otherwise modified by CUP Case No. 04-075.
45. A Final EIR for the project has been prepared in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Final EIR consists of the Draft EIR dated July 2009, the Technical Appendices to the Draft EIR dated July 2009, the Final EIR including Responses to Comments dated February 2010, and the Addendum to the Final EIR dated March 2010. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.
46. The Commission has reviewed and considered the Final EIR and finds that it reflects the independent judgment of the County. As stated in the Final EIR and the Findings of Fact and Statement of Overriding Considerations regarding the

Final EIR, implementation of the project will result in specifically identified significant effects upon the environment. Except for adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions in this oak tree map and related CUPs and vesting tentative map.

47. With respect to the adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, the Commission determines that the substantial benefits resulting from implementation of the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings of Fact and Statement of Overriding Considerations, which findings and statement of overriding considerations are incorporated herein by reference.
48. A Mitigation Monitoring Program (“MMP”) consistent with the conclusions and recommendations of the Final EIR has been prepared, and its requirements have been incorporated into the conditions of approval for this project.
49. The MMP prepared in conjunction with the Final EIR identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured.
50. This project does not have “no effect” on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
51. Approval of this oak tree permit is conditioned on the permittee’s compliance with the attached conditions of approval and the MMP as well as the conditions of approval for Vesting Tentative Tract Map No. 060922, CUP Case No. 04-075, and CUP Case No. 200900121.
52. The location of the documents and other materials constituting the record of proceedings upon which the Commission’s decision is based in this matter is the Los Angeles County Department of Regional Planning (“Regional Planning”), 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That construction of the proposed land use will be accomplished without endangering the health of any remaining trees on the property that are subject to Chapter 22.56, Part 16, of the County Code;
- B. That the proposed removal of the oak tree will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated;
- C. That in addition to the above facts, that the removal of one oak tree is necessary for development reasons as continued existence of the trees at the present location frustrates the planned improvements and proposed use of the subject property to such an extent that alternative development plans cannot achieve the same permitted density or the cost of such alternative would be prohibitive; and placement of such tree precludes the reasonable and efficient use of such property for a use otherwise authorized; and
- D. That the proposed removal of the oak tree will not be contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for an oak tree permit as set forth in Section 22.56.2100 of the County Code.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Final EIR has been completed in compliance with the CEQA and the State and County guidelines related thereto and reflects the independent judgment and analysis of the County; finds that the Commission has reviewed and considered the information contained in the Final EIR prior to approving the project; adopts the MMP incorporated in the Final EIR, finding that, pursuant to Public Resources Code Section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; and determines that the significant adverse effects of the project have been reduced to an acceptable level as outlined in the attached Environmental Findings of Fact and Statement of Overriding Considerations, which findings are incorporated herein by reference and attached.
2. Approves Oak Tree Permit Case No. 200700021 subject to the attached conditions.

**DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. 04-075-(5)
OAK TREE PERMIT CASE NO. 200700021**

CONDITIONS

(Questions relating to these conditions should be addressed to the Forestry Division, Prevention Bureau of the Los Angeles County Forester and Fire Warden ("Forester") at 323-890-4330.)

1. This grant authorizes the removal of one tree of the Oak genus *Quercus agrifolia* identified on the applicant's site plan and Oak Tree Report dated April 10, 2007, and updated July 7, 2009 as Tree Number 1, subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective until the permittee and the owner of the property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") an 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. 4 and until all required monies have been paid pursuant to Condition Nos. 9, 10 and 43. Condition Nos. 3, 36, 37 and 44 shall be effective immediately upon final approval of this grant by the County.
4. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. The subject property shall be developed, maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in such full compliance shall be a violation of these conditions.
7. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
8. No oak tree shall be removed until the permittee has obtained all permits and approvals required for the work which necessitates such removal.

9. Within three days of the approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. 04-075-(5), which includes General Plan Amendment Case No. 200900009, Vesting Tentative Tract Map No. 060922, Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001. The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$2,867.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.
10. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the Los Angeles County Fire Department ("Fire Department") a sum of **\$500.00**. Such fee shall be used to compensate the Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with these conditions of approval.

The above fees provide for one initial inspection prior to the commencement of construction and four subsequent annual inspections until the conditions of approval have been met. The Director of Regional Planning ("Director") and the Forester shall retain the right to make regular and unannounced site inspections.
11. The term "Oak Tree Report" refers to the reports on file by Natural Resource Consultants, the consulting arborists, dated April 10, 2007 and updated report dated July 7, 2009.
12. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director and the Forester stating that he or she has been retained by the permittee to perform or supervise the work, and that her or she agrees to report to the Director and Forester any failure to fully comply with the conditions of this grant. The arborist shall 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.
13. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak Tree Map, Mitigation Planting Plan and Conditions of Approval. 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 Forester for the life of the Oak Tree Permit or Vesting Tentative Tract Map No. 060922.
14. The permittee shall keep copies of the Oak Tree Report, Oak Tree Map, Mitigation Planting Plan and Conditions of Approval on the project site and available for review. If the conditions of approval are not present on site during a monitoring inspection of

an active project, the Forester shall give an immediate "Stop Work Order." This shall be administered both verbally and in writing. The "Stop Work Order" shall be rescinded after the conditions of approval are present on the site and all employees associated with the project are fully aware of these conditions.

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

MITIGATION TREES:

16. The permittee shall provide a total of 10 mitigation trees of the Oak genus *Quercus agrifolia* for the one tree proposed to be removed.
17. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one inch or more in diameter one foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of one inch in diameter one foot above the base.
18. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* grown from a local seed source and of high-quality.
19. 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.
20. All mitigation trees shall be planted on native undisturbed soil. The first two irrigations or watering of planted trees shall incorporate the addition of a mycorrhizae product (i.e. "mycorrhizaROOTS" or similar product) in accordance with the label's directions. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting trees.
21. All required mitigation trees shall be planted within one year of the permitted oak tree removal. Additional mitigation trees shall be planted within one year of the death of any tree which results from permitted encroachment. Mitigation trees shall be planted on-site in locations approved by the project arborist in consultation with the Forester. In circumstances where on-site planting is shown to be infeasible, the mitigation trees may be planted at an off-site location approved by the Forester, or a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resources loss. The contribution shall be calculated by the consulting arborist and approved by the Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal".

22. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to lack of proper care and maintenance with a tree meeting the specifications set forth above. The four-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Planning and the Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive four years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
23. The project arborist shall inspect all mitigation trees on a quarterly basis for two years after completion of construction. The arborist's observations shall be reported to the Forester, including any loss of trees.
24. 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.
25. Prior to the planting of the trees, the biologist/arborist for the permittee shall determine planting sites, prepare planting plans and specifications, and a monitoring program, all of which shall be approved by the Forester and Director.
26. All work on or within the protected zone of an oak tree shall be performed by or under the supervision of the consulting arborist.
27. 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.
28. Installation of fencing around the perimeter of the properties shall be of wrought iron or wood post type construction wherever the fencing passes within 10 feet of any oak trunk. No block walls or other type of fence or wall construction which requires substantial trenching for foundations shall be located within 10 feet of any oak tree in order to limit damage caused by such types of construction.
29. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited. If the applicant encroaches or removes an Oak tree not specified in the Oak Tree Report all work must stop immediately. A new Oak Tree Report, which accurately identifies the project conditions must be submitted for approval through the permitting process. The applicant will be responsible to pay all associated fees for the new Oak Tree Permit.
30. No planting or irrigation system shall be installed within the dripline of any oak tree that will be retained.
31. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.

32. 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.
33. 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.
34. 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 Fire Department for all enforcement efforts necessary to bring the subject property into compliance. The Director and the Forester shall retain the right to make regular and unannounced site inspections.
35. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or as to be a nuisance.
36. The permittee shall defend, indemnify and hold harmless Los Angeles County ("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 such claim, action, or proceeding and the County shall fully cooperate in the defense.
37. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000.00, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to 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 by the department reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - 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 permittee in accordance with Section 2.170.010 of the Los Angeles County Code.

41. The permittee shall record a covenant and agreement with the County of Los Angeles agreeing to comply with the required environmental mitigation measures imposed in the Final Environmental Impact Report ("EIR") Mitigation Monitoring Program ("MMP"), and attach the MMP to the document to be recorded. Prior to recordation of the covenant, the permittee shall submit a copy of the draft covenant to the Director for review and approval.
42. The environmental mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final EIR for the project are incorporated herein by reference and made conditions of this grant. The permittee shall comply with all such mitigation measures in accordance with the attached MMP. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Director for approval as frequently as may be required by the Director, until such time as all mitigation measures have been implemented and completed. The reports shall describe the status of the permittee's compliance with the required mitigation measures. Additional reports shall be submitted as required by the Director.
43. Within 30 days of approval of this grant, the permittee shall deposit the sum of **\$3,000.00** with Regional Planning in order to defray the cost of reviewing the permittee's reports and verifying compliance with the information contained in the reports required by the MMP.
44. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 060922. In the event that Vesting Tentative Tract Map No. 060922 should expire without the recordation of the final map or all final maps if phased, this grant shall terminate upon the expiration of the vesting tentative map. Entitlement to the use of the property, or unrecorded portion thereof, thereafter shall be subject to the regulations then in effect.
45. This grant shall terminate upon the completion of the authorized oak tree removal and the completion of all required mitigation and monitoring to the satisfaction of the Forester and Director.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR PROJECT NO. 04-075-(5)
VESTING TENTATIVE TRACT MAP NO. 060922**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing in the matter of Vesting Tentative Tract Map No. 060922 on September 16, 2009, December 16, 2009, March 3, 2010, and March 24, 2010. Vesting Tentative Tract Map No. 060922 was heard concurrently with General Plan Amendment Case No. 200900009 (December 16, 2009, March 3, 2010, and March 24, 2010 only), Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121 (December 16, 2009, March 3, 2010 and March 24, 2010 only), Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.
2. Vesting Tentative Tract Map No. 060922 proposes a clustered hillside residential development to create 1,260 single-family lots, 25 open space lots (including landscaped and natural open space), 10 park lots (including one public park lot), four water pump station lots, and 13 public facility lots on 2,173 gross acres. The project includes an 11.6-acre elementary school site, a 12-acre public park, and a network of privately-maintained paseos and trails and one public trail. A Class II bike lane is proposed within Skyline Ranch Road.
3. The subject site is located west of Sierra Highway and south of Vasquez Canyon Road, and north of the City of Santa Clarita ("City"), in the Sand Canyon Zoned District.
4. The irregularly-shaped property is approximately 2,173 gross acres in size in a mostly natural condition with level to steeply sloping topography. Approximately 774 acres are within 0 to 25 percent slopes, 644 acres within 25 to 50 percent slopes, and 755 acres have slopes 50 percent and greater.
5. Access to the proposed development will be provided by an extension of Whites Canyon Road as Skyline Ranch Road from the west, a proposed 84-foot to 94-foot wide Secondary Highway as proposed on the County Master Plan of Highways, realigned through the subject property to Sierra Highway, a 100-foot Major Highway.
6. The project site is currently zoned A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area), A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area), A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area), and A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area), which was established by Ordinance No. 7339, effective June 6, 1958. Surrounding zoning is A-1 and A-2-1 to the north; A-1, A-1-10,000, R-3 (Limited

Multiple Residence), C-3 (Unlimited Commercial), M-1 (Light Industrial), and City to the east; and A-2-1 and City to the south and west.

7. The subject property consists of vacant land, including 200 single-family lots created under recorded Tract Map Nos. 49433, 49434 and 49467. Surrounding uses include vacant property with single-family residential to the east, south and west; industrial and commercial within the City to the east and south; and multi-family residential and a school within the City to the south.
8. The project is consistent with the A-2-1, A-1, A-1-10,000 and A-1-1 zoning classification. Single-family residences are permitted in the A-1 and A-2 zones pursuant to Sections 22.24.070 and 22.24.120 of the Los Angeles County Code ("County Code"). The proposed lot sizes of the project are less than the area requirements of the A-2-1, A-1-10,000 and A-1-1 zoning. However, the applicant has requested a conditional use permit ("CUP") for density-controlled development pursuant to Section 22.56.205 of the County Code, which concentrates dwelling units to a portion of the property and allows smaller lot sizes as long as the required size is achieved over the entire subject property. The remaining area is reserved as permanent open space.
9. The property is depicted in the Hillside Management ("HM"), Non-urban 2 ("N2"), Urban 1 ("U1"), Urban 2 ("U2"), Urban 3 ("U3") and Floodway/Flood Plain ("W") land use categories of the Santa Clarita Valley Area Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). The proposed 1,260 dwelling units is consistent with the maximum 1,302 dwelling units permitted by the land use categories for nonurban and urban hillside residential development.
10. This is a hillside project since the subject property exhibits natural slopes of 25 percent or greater. A conditional use permit ("CUP") is required for the project since the 1,260 dwelling units proposed exceeds the low-density threshold of 402 dwelling units, and mid-point density threshold of 870 dwelling units, established for the site.
11. General Plan Amendment Case No. 200900009 is a related request to amend the Master Plan of Highways to delete Cruzan Mesa Road (proposed Limited Secondary Highway), and realign Whites Canyon Road as Skyline Ranch Road (proposed Secondary Highway) from Whites Canyon Road/Plum Canyon Road to Sierra Highway.
12. CUP Case No. 04-075 is a related request to ensure compliance with the requirements for urban and nonurban hillside management, density-controlled development, and onsite project grading that exceeds 100,000 cubic yards; and to

- permit a temporary materials processing facility proposed during construction within the project site.
13. CUP Case No. 200900121 is a related request to authorize an onsite grading and solid fill project for the offsite grading and construction of Skyline Ranch Road from its western project boundary to approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road, with 535,000 cubic yards of cut and 37,000 cubic yards of fill.
 14. Oak Tree Permit Case No. 200700021 is a related request to remove one oak tree (nonheritage oak).
 15. Highway Realignment Case No. 200900001 is a related request to review the realignment of Whites Canyon Road, a designated proposed Secondary Highway, as Skyline Ranch Road, through the project site from approximately 1,400 feet east of Whites Canyon Road/Plum Canyon Road to Sierra Highway.
 16. The approved vesting tentative tract map, dated October 22, 2009, depicts 1,260 single-family lots clustered over approximately 622 acres in the southern portion of the project site. The single-family lots range in size from 6,048 to 23,950 square feet. A proposed 12-acre public park will be located at the northern portion of the developed area, with recreational amenities to include a basketball court, baseball field and children's play area. Additional parks will be privately maintained by a homeowners association ("HOA"), totaling approximately six acres. An 11.6-acre elementary school site is depicted in the center of the developed area with a pedestrian bridge over Skyline Ranch Road, and 13 debris basin lots are depicted throughout the development. A public trail will be included within the project as well as privately-maintained trails and paseos, providing connectivity to private parks, cul-de-sac streets, and main thoroughfare Skyline Ranch Road. Grading will consist of 20.8 million cubic yards of cut and 20.8 million cubic yards of fill (total 41.6 million cubic yards) to be balanced onsite. Offsite grading for the construction of Skyline Ranch Road will consist of 535,000 cubic yards of cut and 37,000 cubic yards of fill. Monument signs are proposed on and offsite within the unincorporated area and City, and a single oak tree onsite will be removed due to grading and construction.
 17. The project proposes a merger and resubdivision of underlying recorded Tract Map Nos. 49433, 49434 and 49467. The subdivision was approved as Tentative Tract Map No. 44967 to create 200 single-family lots on 360 acres within the Cruzan Mesa area. No homes have been constructed as part of these underlying lots. The subject project proposes to merge these lots and create open space Lot No. 1293 over this area.

18. The project provides approximately 1,770 acres of open space (approximately 81 percent) within public park Lot No. 1262, private park Lot Nos. 1263 through 1271, and open space Lot Nos. 1272 through 1296. The project is consistent with the minimum 25 percent required for urban hillside projects, and 70 percent required for nonurban hillside projects. All open space provided is permanent open space as part of a density-controlled development.
19. Letters received and submitted to the Commission include from the City as well as the U.S. Department of Homeland Security - Federal Emergency Management Agency (FEMA), Santa Clarita Organization for Preservation and the Environment ("SCOPE"), Santa Monica Mountains Conservancy ("SMMC"), and Sierra Club. The correspondence reflected comments on the Draft Environmental Impact Report ("EIR") as well as on the project design.
20. The project was advertised for the September 16, 2009 insist public hearing for Vesting Tentative Tract Map No. 060922, CUP Case No. 04-075, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001.
21. During the September 16, 2009 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff recommended a continuance due to technical holds still outstanding for the project, including clearance through Los Angeles County Subdivision Committee ("Subdivision Committee") and required review by the Los Angeles County Interdepartmental Engineering Committee ("IEC"). Staff also indicated that a General Plan Amendment was required for the project for changes to the Master Plan of Highways, as the General Plan update, and the Plan update known as "One Valley One Vision" ("OVOV"), will likely update the Master Plan after the timeline proposed for this project. A CUP was also required to be filed for a solid fill grading project for the offsite construction of Skyline Ranch Road. Concern with existing filming activity near the Cruzan Mesa vernal pools within the large proposed open space lot was also raised by staff, warranting further research by staff.
22. Six persons testified at the September 16, 2009 public hearing: one neutral, and five with concerns or issues related to the development. The neutral testifier indicated that the applicant had an agreement in place with the Sulphur Springs School District regarding the elementary school site. Concerns expressed during the public hearing, including from the City, SCOPE and the SMMC/Mountains Recreation and Conservation Authority ("MRCA"), addressed need for offsite improvements at the intersection of Sierra Highway and Soledad Canyon Road; and included technical issues related to Skyline Ranch Road improvements (bike

lane classification), improvements to Skyline Ranch Road west of the project site and offsite mitigation to City utilities. Other concerns included need for re-noticing of project to include the General Plan Amendment, impacts to air quality, need for updated documents for the EIR, supremacy of Alternative No. 2 in the Draft EIR, and need for funding sources for maintenance of the open space. MRCA also indicated their experience in managing vernal pools, and made recommendations regarding signage and filming compatibility.

23. Issues raised during the September 16, 2009 public hearing included water availability and how this project may be affected by concurrent hearings on OVOV.
24. During the September 16, 2009 public hearing, the applicant's representative indicated that the project was favorable with City support and staff not requesting any design changes. The representative indicated their position regarding the additional CUP and General Plan Amendment filings requested by staff, and indicated that any issues regarding onsite filming activity had already been resolved. The representative supported the continuance recommendation, and indicated their understanding the testifiers' concerns.
25. During the September 16, 2009 public hearing, the Commission discussed the history of filming in southern California and questioned whether filming revenue could be used as a funding source for maintenance of the vernal pools, and how to achieve a balance between filming activity and resource protection. The Commission also also indicated that while staff is recommending a continuance, it was important to hold the public hearing and allow officials and interested persons to express their concerns. Given that OVOV was also scheduled for public hearing, the Commission indicated that this project's continuance should be to a date after the OVOV initial hearing. The Commission also indicated their desire to see a walkable community, and directed staff to return with technical issues addressed.
26. After testimony and discussion, on September 16, 2009 the Commission by vote of 4-0-1 (Valadez absent) continued the public hearing to December 16, 2009.
27. Subsequent to the September 16, 2009 public hearing, the applicant submitted a revision to the tentative map, dated October 22, 2009, to Subdivision Committee for review. After review, technical holds from Los Angeles County Department of Public Works ("Public Works") regarding offsite easements and water pump stations, continued to remain outstanding. The applicant also filed a General Plan Amendment application as well as an additional CUP for the offsite solid fill project. Concerns regarding the onsite filming activity were also resolved as there

is an existing procedure in the County for issuance of filming permits that regulate frequency of temporary filming.

28. In addition to the entitlements previously advertised, the project was advertised for the December 16, 2009 insist public hearing with General Plan Amendment Case No. 200900009 and CUP Case No. 200900121.
29. During the December 16, 2009 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that most of the previously-identified project issues had been resolved, and described the remaining issues, including ongoing discussions with the City and County for street designs to Skyline Ranch Road. Staff also described the project's request for the alternate cross-section for local streets providing direct access to the single-family lots, and its potential impacts with increased paving and limited clearance to meet American with Disabilities Act ("ADA") requirements. The project also proposes four flag lots within the developed area.
30. During the December 16, 2009 public hearing, the applicant presented their project, which through a clustered design respects the proposed Significant Ecological Area ("SEA") boundary by protecting the vernal pools and mesa resources. The applicant indicated that while Master Plan of Highway deletions are proposed, through future development any necessary access would still be required by Public Works. The project's Draft EIR also provided the most up-to-date information regarding water supply, and Castaic Lake Water Agency ("CLWA") which did raise comments on the OVOV's EIR, made no comments regarding this project's EIR.
31. Three persons testified during the December 16, 2009 public hearing: one representing the City, and two from the applicant's project team to answer any questions. The City indicated that two issues remained regarding traffic, including proposed mitigation at Soledad Canyon Road, and cross-sections for Skyline Ranch Road. The City indicated that they were continuing to work with the County and applicant on agreed-upon cross-sections for Skyline Ranch Road, with hope for resolution when the project returns for final action.
32. During the December 16, 2009 public hearing, the Commission discussed whether roll-up garage doors could be incorporated to address any reductions in sidewalk clearance by cars parking in individual driveways, and looked forward to the project returning with hopeful resolution between the County and the City. The Commission also discussed that while the subject project was well designed and has shown to have an adequate water supply, there is a general concern

- regarding water supply and large subdivisions. The Commission also directed staff to consider additional project conditions regarding piping for future reclaimed water use within landscaped slopes, and potential for individual cisterns for greywater use.
33. After testimony and discussion, on December 16, 2009 the Commission by vote of 5-0 continued the public hearing to March 3, 2010.
 34. Subsequent to the December 16, 2009 public hearing, IEC conducted a duly-noticed meeting to discuss the highway realignment. After a brief presentation by staff and the applicant, and comments from one neighbor and the City, IEC indicated their recommendation for approval of the highway realignment.
 35. Subsequent to the December 16, 2009 public hearing, County and City staff met with the applicant to discuss the proposed street improvements to Skyline Ranch Road. A general consensus was reached regarding a modified cross-section for proposed Secondary Highway Skyline Ranch Road, including two travel lanes (one in each direction), a 14-foot wide landscaped median, and Class II bike lane in each direction.
 36. During the March 3, 2010 continued public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff presented that IEC recommends approval of the highway realignment; and that the City, County and applicant have reached agreement on proposed improvements to Skyline Ranch Road. Staff also presented that at the time of the supplemental package, only one project hold remained regarding offsite easements. However, since then Public Works was recommending an alternate condition to require proof of easements prior to the public hearing by the Los Angeles County Board of Supervisors ("Board"), which Public Works formally read into the record. Staff also briefly summarized the additional correspondence received from the Sierra Club, where they indicated that their previous concerns regarding a number of potential impact areas, including infrastructure, biology, traffic, air quality, and water resources, was inadequately addressed or mitigated in the Final EIR.
 37. During the March 3, 2010 public hearing, the applicant indicated their agreement with, and appreciation for, the recommended condition from Public Works.
 38. One person testified during the March 3, 2010 public hearing representing the City. The City thanked County staff for working with them on the proposed Skyline Ranch Road cross-sections. The City also testified regarding the project's open space, and their encouragement that additional condition language be developed

to clarify and specify initial and ongoing funding mechanisms for maintenance of the large natural open space. The City also responded to a question by the Commission regarding paseos where the City believed that while they have different paseo widths than what is proposed, paseos with a bike lane would still be beneficial.

39. During the March 3, 2010 public hearing, the Commission discussed the history of filming activity near the vernal pools, and their desire to not see the large open space fall under an HOA's responsibility. The Commission also questioned the type of fencing in place around the vernal pools as well as whether utilities will be provided to the elementary school lot.
40. During the March 3, 2010 public hearing, the applicant responded to the Commission, indicating that the large natural open space was intended all along to go to a public agency, and Los Angeles County Department of Parks and Recreation ("Parks and Recreation") has indicated their intent to accept this open space. They believed that film revenue would be sufficient to maintain this open space, and the vernal pools will remain protected from filming activity with chain-link fences. If any filming requests these fences be removed temporarily, a licensed biologist is required to be onsite at all times the fence is removed. The applicant also responded that if the Commission felt other types of fencing would be more appropriate with community character, including split-rail, that they would not object as long as other affected jurisdictions and agencies also agreed. The applicant indicated that not only will utilities be provided at the elementary school lot, the applicant will be providing full funding for the construction of the school site.
41. After testimony and discussion, on March 3, 2010 the Commission by vote of 5-0 continued the public hearing to March 24, 2010 for final documents to be prepared for approval.
42. During the March 24, 2010 public hearing, the Commission heard a presentation from staff as well as testimony from the applicant and the public. Staff briefed the Commission regarding discussions with Parks and Recreation regarding the funding mechanism for the approximate 1,325 acres of open space, and staff recommendation that the condition/mitigation language be further developed prior to scheduling of the Board public hearing. Staff also responded to the letters received from the Sierra Club and SCOPE regarding the Final EIR as well as additional correspondence from the U.S. Fish and Wildlife Service and newspaper article. The applicant also testified indicating their acceptance of all conditions.

43. One person testified during the March 24, 2010 public hearing representing the Santa Monica Mountains Conservancy. The testifier recommending addition a condition regarding a permanent open space funding source with minimum baseline amount, and questioned whether a permanent funding source is also to be established for the project's debris basins. Additional recommendations included transferring the open space to the County prior to or simultaneously with the first final map, and addressing sole source filming contracts.
44. During the March 24, 2010 public hearing, the applicant responded that there has been discussion with Parks and Recreation regarding the open space, and the net revenue for filming over the last five years all exceeded six figures with average over five years \$145,597, and over 10 years \$140,000. Parks and Recreation is recommending a Landscaping and Lighting Act District so additional funding would be in place, and they intend to continue discussions with Parks and Recreation regarding funding.
45. During the March 24, 2010 public hearing, the Commission discussed the proposed general plan amendment, and potential concern with losing an opportunity for public viewing access to the open space. A representative from Public Works responded that the deletion of Cruzan Mesa Road, a proposed Limited Secondary Highway, was found appropriate as Cruzan Mesa Road was not necessary for traffic, and its construction could lead to greater environmental impacts due to topography and necessary grading. Its removal from the Master Plan of Highways would not diminish the County's future right to require access. Its potential to be considered as part of the General Plan update was also discussed.
46. During the March 24, 2010 public hearing, the Commission also discussed that while filming revenue cannot be guaranteed, the average revenues are high, and that further discussion with Parks and Recreation should be pursued. The Commission also discussed the debris basins, and Public Works clarified that these would be publicly maintained by Public Works. Flood easements would be incorporated into the project for the capture of debris, and no additional conditions for the project would be necessary.
47. After hearing all testimony, the Commission by vote of 3-0-2 (Valadez, Bellamy absent) closed the public hearing on March 24, 2010 and approved Vesting Tentative Tract Map No. 060922.
48. The Commission finds that the project's infrastructure and community benefits balance against the project's requested density closer to the maximum density permitted by hillside management.

49. The Commission finds that 1,770 acres of the property (approximately 82 percent) is set aside as permanent open space with the urban and nonurban hillside, density-controlled development of 1,260 single-family homes on the subject property. This open space is comprised of a public park lot, private park lots, trails and natural open space. The natural open space, and public park and trails are to be dedicated to the County of Los Angeles, and the private parks and trails to the HOA for ownership and maintenance, with landscaped medians and manufactured slopes for a Landscaping and Lighting Act District.
50. The Commission finds that the front yard setback to the habitable structure shall be a minimum of 18 feet as measured from back of sidewalk, and the front yard setback to the garage shall be a minimum of 20 feet as measured from back of sidewalk. These setbacks will ensure compatibility with ADA requirements to ensure accessible sidewalks when cars are parked in individual driveways.
51. The Commission finds that the alternate cross-section is permitted for all local streets with direct access to single-family lots, as the use of the alternate cross-section would be in keeping with the design and improvement of adjoining streets. The project will create new streets within the developed area, and will be designed to visually create a hierarchy of streets as well as complement the proposed trail and paseo system.
52. The Commission finds that the four flag lots are justified by topographic conditions and the size and shape of the division of land, and as the design is not in conflict with the pattern of neighborhood development. The proposed development will be creating new neighborhoods, and will not increase density by proposing homes adjacent to rear yards of existing homes.
53. The proposed project is required to comply with the development standards of the A-1 zone pursuant to Section 22.24.110 of the County Code, and A-2 zone pursuant to Section 22.24.170 of the County Code, and except as otherwise modified by CUP Case No. 04-075.
54. The proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the Plan, a component of the General Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of development while minimizing development in hillside and natural resource areas.
55. The site is physically suitable for the type of development and density being proposed, since the property has adequate building sites to be developed in

accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs, and will have flood hazards and geologic hazards mitigated in accordance with the requirements of Public Works.

56. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the conditions of approval.
57. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and unavoidable injury to fish or wildlife or their habitat. The subject property is not located within an adopted SEA and will not affect any stream courses or high value riparian habitat.
58. The design of the subdivision provides for future passive or natural heating or cooling opportunities as feasible therein.
59. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and on the vesting tentative tract map, provide adequate protection for any such easements.
60. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
61. 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.
62. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
63. This tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.

64. A Final EIR for the project has been prepared in accordance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Final EIR consists of the Draft EIR dated July 2009, the Technical Appendices to the Draft EIR dated July 2009, the Final EIR including Responses to Comments dated February 2010, and the Addendum to the Final EIR dated March 2010. The Final EIR contains the response to comments, and identifies mitigation measures to be implemented as part of the project.
65. The Commission has reviewed and considered the Final EIR and finds that it reflects the independent judgment of the County. As stated in the Final EIR and the Findings of Fact and Statement of Overriding Considerations regarding the Final EIR, implementation of the project will result in specifically identified significant effects upon the environment. Except for adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions in this vesting tentative map and the related CUPs and oak tree permit.
66. With respect to the adverse effects upon visual quality, noise, air quality, law enforcement services, cumulative traffic, solid waste disposal, and global climate change, the Commission determines that the substantial benefits resulting from implementation of the project outweigh the potential unavoidable adverse effects and are acceptable based upon the overriding considerations set forth in the Findings of Fact and Statement of Overriding Considerations, which findings and statement of overriding considerations are incorporated herein by reference.
67. A Mitigation Monitoring Program ("MMP") consistent with the conclusions and recommendations of the Final EIR has been prepared, and its requirements have been incorporated into the conditions of approval for this project.
68. The MMP prepared in conjunction with the Final EIR identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts of the project to the environment is ensured.
69. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
70. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval and the MMP as well as the conditions of approval

for CUP Case No. 04-075, CUP Case No. 200900121, and Oak Tree Permit Case No. 200700021.

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

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Final EIR has been completed in compliance with the CEQA and the State and County guidelines related thereto and reflects the independent judgment and analysis of the County; finds that the Commission has reviewed and considered the information contained in the Final EIR prior to approving the project; adopts the MMP incorporated in the Final EIR, finding that, pursuant to Public Resources Code Section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; and determines that the significant adverse effects of the project have been reduced to an acceptable level as outlined in the attached Environmental Findings of Fact and Statement of Overriding Considerations, which findings are incorporated herein by reference and attached.
2. Approves Vesting Tentative Tract Map No. 060922 subject to the attached conditions and recommendations of the Subdivision Committee.

**DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. 04-075-(5)
VESTING TENTATIVE TRACT MAP NO. 060922**

Map Date: 10-22-09

CONDITIONS:

1. The subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance). Also, conform to the requirements of Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, Highway Realignment Case No. 200900001 and the Mitigation Monitoring Program.
2. All future development must comply with the Los Angeles County Green Building, Low Impact Development, and Drought-Tolerant Landscaping Ordinances prior to building permit issuance.
3. Recordation of the final map is contingent upon approval of General Plan Amendment Case No. 200900009 by the Los Angeles County Board of Supervisors.
4. Except as otherwise specified in Condition No. 5 and by Conditional Use Permit Case No. 04-075, conform to the applicable requirements of the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area), A-1 (Light Agricultural - 5,000 Square Feet Minimum Lot Size), A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area), and A-1-10,000 (Light Agricultural - 10,000 Square Feet Minimum Required Lot Area) zones.
5. In accordance with Conditional Use Permit Case No. 04-075, this land division is approved as a density-controlled development in a nonurban and urban hillside management area, in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the A-2-1, A-1-1 and A-1-10,000 zone, as shown on the approved tentative map. If multiple final maps are recorded, the average area of all lots shown on each final unit map and all previously recorded final unit maps shall comply with the minimum lot area requirements of the A-2-1, A-1-1 and A-1-10,000 zones as applicable.
6. The subdivider or successor in interest shall submit a copy of the project Conditions, Covenants and Restrictions ("CC&Rs") and any covenants or maintenance agreements as proposed, to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval. The CC&Rs shall include all of the project conditions, and include language that those conditions required to be in the CC&Rs may not be amended or eliminated by the homeowners association without prior approval from the Director of Regional Planning ("Director").

7. The subdivider or successor in interest shall submit evidence that the conditions of associated Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700021 have been recorded.
8. The subdivider or successor in interest shall provide a current and valid water availability letter to the satisfaction of the Director and Director of Los Angeles County Department of Public Works ("Public Works") prior to recordation of the final map (or each final map if the project records in phases), the issuance of grading permits, and the issuance of building permits for the approved development.
9. Permission is granted to adjust lot lines to the satisfaction of Regional Planning.
10. The subdivision shall provide at least 40 feet of street frontage at the property line for each lot fronting on a cul-de-sac and knuckle, and at least 50 feet of street frontage, including for Lot No. 73 and all other lots, except for flag Lot Nos. 20, 499, 502 and 539. The subdivision shall provide approximately radial lot lines for each lot.
11. The subdivider or successor in interest shall construct or bond with Public Works for driveway paving on flag Lot Nos. 20, 499, 502 and 539 with a minimum width of:
 - a. 15 feet in width where the driveway is less than 150 feet in length and serves 1 lot; and
 - b. 20 feet in width where the driveway for any single lot exceeds 150 feet in length, and for dual access strips, and
 - c. 20 feet where the common driveway serves two lots.
12. The subdivider or successor in interest shall show all streets within the project site as dedicated streets on the final map.
13. Permission is granted to record multiple final maps. The boundaries of the final unit maps shall be to the satisfaction of the Los Angeles County Subdivision Committee ("Subdivision Committee"). Each final unit map to record shall comply on its own, or in combination with previously recorded final unit maps, with the open space and lot area requirements of the General Plan, the Zoning Ordinance and Conditional Use Permit Case No. 04-075. Prior to approval of each final unit map, the subdivider or successor in interest shall submit the following:
 - a. A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps and the expected boundaries and phasing of all future final unit maps; and

- b. A summary sheet indicating the number and type of all lots shown, including open space breakdown by phase, acreage, type and percentage, on the current and previous final maps.
14. The subdivider or successor in interest shall submit, to the satisfaction of Subdivision Committee, an updated phasing map depicting access to all phases of the project and the open space acreage within each phase, prior to recordation of each phase of the final map.
15. The subdivider or successor in interest shall number all open space lots on the final map and provide access, a minimum of 15 feet in width, to each open space lot to the satisfaction of Regional Planning.
16. The subdivider or successor in interest shall create additional open space lots to separate manufactured slopes from natural open space areas on the final map, to the satisfaction of Regional Planning.
17. The subdivider or successor in interest shall provide for the ownership and maintenance of private park Lot Nos. 1263 through 1271 by a homeowners' association to the satisfaction of Regional Planning.
18. The subdivider or successor in interest shall dedicate to the County of Los Angeles on the final map, the right to prohibit construction of any residential structures on the school site depicted on the approved vesting tentative map as Lot No. 1261, and on the open space areas depicted on the approved vesting tentative map as public park Lot No. 1262 and private park Lot Nos. 1263 through 1271, and shall record "Open Space-Building Restriction Area" over those open space lots identified herein on the final map.
19. The subdivider or successor in interest shall dedicate open space Lot Nos. 1272 through 1296 to the County of Los Angeles or other public agency to the satisfaction of Regional Planning. The dedication shall contain language requiring that access for emergency purposes shall not be prohibited over said open space lots.
20. The subdivider or successor in interest shall dedicate to the County of Los Angeles on the final map, the right to prohibit development, including construction of any structures or grading, on the open space areas as depicted on the approved vesting tentative map as open space Lot Nos. 1272 through 1296, and shall record "Open Space-Development Restriction Area" over those open space lots identified herein on the final map.
21. Permission is granted to phase grading to the satisfaction of Public Works and Regional Planning.

22. No grading permit shall be issued prior the recordation of a final map, unless the Director determines that the proposed grading conforms to the conditions of this grant and the conditions of Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700021.
23. The subdivider or successor in interest shall provide slope planting and an irrigation system in accordance with the Grading Ordinance and the Drought-Tolerant Landscape Ordinance. The subdivider or successor in interest shall include conditions in the tract's CC&Rs which would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, the subdivider or successor in interest shall submit a draft copy of the CC&Rs to be recorded, to Regional Planning for review and approval.
24. The irrigation system for manufactured slopes shall, to the satisfaction of the Director and Director of Public Works, include dual piping to allow for future connection and use of reclaimed water within landscaped slope.
25. Prior to the issuance of any grading and/or building permit, the subdivider or successor in interest shall submit three copies of a landscape plan, including an irrigation plan, which may be incorporated into a revised site plan. The landscape plans shall be approved by the Director prior to any work, as required by Conditional Use Permit Case No. 04-075 and Conditional Use Permit Case No. 200900121.
26. Per Section 21.32.195 of the County Code, the subdivider or successor in interest shall plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential lot. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be required to be approved by the Director, and the subdivider shall post a bond with Public Works or submit other verification to the satisfaction of Regional Planning, to ensure the planting of the required trees.
27. If bonds are posted for any improvements required by these conditions, the subdivider or successor in interest shall be financially responsible and shall reimburse Regional Planning for all inspections. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$200.00 per inspection).
28. Within three days of tentative map approval, the subdivider or successor in interest shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. 04-075-(5), General Plan Amendment Case No. 200900009, Vesting Tentative Tract Map No. 060922, Conditional Use

Permit Case No. 04-075, Conditional Use Permit Case No. 200900121, Oak Tree Permit Case No. 200700021, and Highway Realignment Case No. 200900001. The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the subdivider is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$2,867.25**. No land use project subject to this requirement is final, vested or operative until the fee is paid.

29. Within 30 days of tentative map approval, the subdivider or successor in interest shall record a covenant and agreement with the County of Los Angeles agreeing to comply with the required environmental mitigation measures imposed in the Final Environmental Impact Report ("EIR") Mitigation Monitoring Program ("MMP"), and attach the MMP to the document to be recorded. Prior to recordation of the covenant, the subdivider or successor in interest shall submit a copy of the draft covenant to the Director for review and approval.
30. The environmental mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final EIR for the project are incorporated by this reference and attached and made conditions of Vesting Tentative Tract Map No. 060922. The subdivider or successor in interest shall comply with all such mitigation measures in accordance with the attached MMP. As a means of ensuring the effectiveness of the mitigation measures, the subdivider or successor in interest shall submit mitigation monitoring reports to Regional Planning for approval as frequently as may be required by the Director, until such time as all mitigation measures have been implemented and completed. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
31. Within 30 days of tentative map approval, deposit the sum of **\$3,000.00** with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMP.
32. The subdivider or successor in interest shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, and employees to attack, set aside, void or annul this tract map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider or successor in interest of any claim, action or proceeding and the County shall fully cooperate in the defense. If the County fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County.

33. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider or successor in interest shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider, or subdivider's counsel. The subdivider or successor in interest shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
- a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider or successor in interest shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the subdivider or successor interest, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by subdivider or successor in interest according to Section 2.170.010 of the County Code.

Except as modified herein above, this approval is subject to all those conditions set forth in Conditional Use Permit Case No. 04-075, Conditional Use Permit Case No. 200900121 and Oak Tree Permit Case No. 200700021; the attached MMP; and the attached reports recommended by the Subdivision Committee, which also consists of members of the Public Works, Fire Department, Department of Parks and Recreation, and Department of Public Health.



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

TR060922

HEARING DATE

N/A

REQUESTED ENTITLEMENTS

Second Amendment to Tentative Tract Map No. TR060922 (RPPL2017008613)

Conditional Use Permit Modification RPPL2017009424

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Pardee Homes, Michael A. McMillen (Sikand Engineering)

MAP/EXHIBIT DATE:

09/27/17

SCM REPORT DATE:

10/26/17

SCM DATE:

11/02/17

PROJECT OVERVIEW

A request to amend tentative map approval to create single-family residential lots, multi-family residential lots developed with detached single-family residence condominium units, a public park lot, open space lots, private parks, one school lot and public facility lots including debris basins and water tank lots.

Subdivision: To create 1,032 single-family residence lots, three multi-family residence lots developed with 188 single-family residence condominium units, one school lot, one public park lot, six private recreation lots, seven open space lots, 19 debris basin lots, 3 water tank/booster pump station lots and 13 private drive and fire lane lots on 2,173.25 gross acres.

Conditional Use Permit Modification: To authorize modification and/or elimination of conditions of approval.

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

Skyline Ranch Road

ACCESS

Skyline Ranch, Plum Canyon and Whites Canyon Roads

ASSESSORS PARCEL NUMBER(S)

Various, see attached

SITE AREA

2,173.25 gross acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley (OVOV)

ZONED DISTRICT

Sand Canyon

SUP DISTRICT

5th

LAND USE DESIGNATION

H2 (Residential 0-2 du/net acre), RL5 (Non-urban 1 du/5 acres), OS-C (Open Space-Conservation)

ZONE

A-1-2, A-2-2, R-1

CSD

N/A

PROPOSED UNITS (DU)

1,220 (.56 du/ac)

MAX DENSITY/UNITS (DU)

1990: 1,302

2012: 2,086

GRADING

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

Approximately 33,000,000 cubic yards combined (cut plus fill) grading 16,500,000 cy cut and 16,500,000 cy fill.

ENVIRONMENTAL DETERMINATION (CEQA)

Pending.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Cleared	Steven Jones (213) 974-6433 sdjones@planning.lacounty.gov
Public Works	Cleared	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov

Fire	Cleared	Juan Padilla (323) 890-4243 juan.padilla@fire.lacounty.gov
Parks & Recreation	Cleared	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Cleared	Jeanne Biehler (626) 430-5380 jbiehler@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting:

Reschedule for Subdivision Committee Reports Only:

PREVIOUS CASES

TR060922, RAM TR060922 RPPL2016002284, RAEM TR060922 RPPL2017001976

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning recommends approval of the amendment to the tentative map. Conditions of approval have been drafted.

The following report consisting of 25 pages are the recommendations of Public Works.

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

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot 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, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
6. 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.

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Prior to final approval of the tract/parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
12. Place standard Landscape Maintenance District notes on the final map to the satisfaction of Public Works.
13. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
14. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
15. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
16. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
17. The first unit of this subdivision shall be filed as Tract No. 60922-01, the second unit, Tract No. 60922-02, and so forth and the last unit, Tract No. 60922.
18. The street frontage requirement for all applicable lots needs to be waived by the Advisory Agency.

19. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
20. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
21. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
22. Permission is granted to record large lots (20-acre or more) tract map as shown on the insert map provided full street right of way and slope easements are dedicated along the latest IEC approved alignment on Skyline Ranch Road to the satisfaction of Public Works. In addition, make an offer of private and future right of way and dedicate slope easements along all remaining interior streets on alignments to the satisfaction of Public Works.
23. 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.

HW
Prepared by Imelda Ng

Phone (626) 458-4921

Date 10-17-2017

tr60922-1L-amended map-rev4.doc

http://planning.lacounty.gov/case/view/tentative_tract_map_no_060922_project_no_04_075_skyline_ranch_project/



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

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

TRACT NO.: 060922

TENTATIVE MAP DATE: 09/27/2017
EXHIBIT MAP DATE: 09/27/2017

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Improvement Plans Approval:

1. Comply with the revised hydrology study, which was approved on 08/22/2017, or the latest revision, to the satisfaction of the Department of Public Works.
2. The paved access road traveling through Lot 1044, continuing south offsite, and ending at the existing concrete lined channel, is currently shown as partially paved 16 feet wide and partially paved 5 feet wide. The entire length of this access road must be paved minimum 16 feet wide.
3. Obtain approval or letter of non-jurisdictional from the State Department of Fish and Wildlife.
4. Obtain approval or letter of non-jurisdictional from the State Water Resources Control Board.
5. Obtain approval or letter of non-jurisdictional from the Army Corps of Engineers.
6. A maintenance permit is required from the State Department of Fish and Wildlife, the Army Corps of Engineers, and the State Water Resources Control Board to the satisfaction of the Department of Public Works.
7. This site is located in Zone A per the Federal Flood Insurance Rate Map. Obtain a Conditional Letter of Map Revision (CLOMR) from FEMA to the satisfaction of the Department of Public Works.

Prior to recordation of a Final Map or Parcel map Waiver:

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.
2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.
3. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all water quality devices/systems identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent years assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

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

Prior to Improvement Acceptance for Public Maintenance:

1. Letter of Map Revision (LOMR) from FEMA must be obtained. Public Works, Watershed Management Division, (626) 458-7125, should be contacted to obtain required procedures.
2. All maintenance permits of the regulatory agencies must be active at the time of acceptance.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

ACR

Review by:

A large, stylized handwritten signature in black ink, appearing to read "Nargiss Majrooh", written over a horizontal line.

Nargiss Majrooh

Date: 10/12/2017

Phone: (626) 458-4921

Tentative Tract Map _____ 60922 _____ Tentative Map Dated 9/27/17 (Amended Map) Parent Tract _____
Grading By Subdivider? [Y] (Y or N) _____ 16 M³ Location Santa Clarita APN _____
Geologist LGC Valley, Inc. Subdivider Pardee Homes
Soils Engineer LGC Valley, Inc. Engineer/Arch. Sikand

Review of:

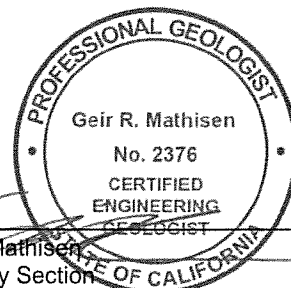
Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: _____
Geotechnical Report(s) Dated: 10/21/16, 7/19/16
References: Geolabs-Westlake Village, 8/28/08, 4/13/07, 11/16/06, 1/3/05, 8/23/04, 3/6/04

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

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.

Prepared by



Geir Mathisen
Geology Section

Date 10/12/17

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.

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Notarized covenants shall be prepared and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition. (Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively.)
2. Provide approval of:
 - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The location/alignment and details/typical sections of any park/trail, as shown on the grading plan, to the satisfaction of the Department of Parks and Recreation.
 - c. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - d. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.
3. Provide easements for the pedestrian bridge and associated appurtenances over Skyline Ranch Road for access and maintenance purposes to the satisfaction of Public Works.
4. Slope set back as shown on the tentative map are not necessarily approved. All the set back shall conform to section J108.1 of grading code.

5. Westerly face of the Debris Basin containing the inlet for MTD 1548 (on the western tract boundary) shall be concrete lined if determined to be appropriate to the satisfaction of Public Works.
6. Provide Line of Sight easement at Lot #1040.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

7. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (fill in whichever is applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
8. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

Name Jason Zhang  Date 10/03/17 Phone (626) 458-3138

\\pw01\pwwpublic\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 060922\TTR 060922\2017-10-03 TTR 060922 SUBMITTAL

The subdivision shall conform to the following conditions/requirements, or as otherwise required by Public Works, to the Department's satisfaction:

1. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.
2. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection.
3. Reversing curves and compound curves through intersections should be avoided when possible. If unavoidable, the minimum centerline radius of reversing curves and compound curves through intersections shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances.
4. The minimum centerline radius on a local street with an intersection street on the concave side shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances.
5. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
6. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
7. Provide minimum landing area of 100 feet for local collectors at a maximum 3 percent grade on all "tee" intersections.
8. At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10 percent. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent. For 4-legged intersections, the maximum permissible grade of the through street is 8 percent.
9. Permission is granted to vacate the excess right of way on Vasquez Canyon Road providing the adjoining property owners have the underlying ownership of the portion of street to be vacated. 40 feet of right of way from centerline shall be retained on Vasquez Canyon Road. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.

10. Dedicate slope and drainage/maintenance easements for future widening on Vasquez Canyon Road to the satisfaction of Public Works.
11. Permission is granted to vacate all excess easements and right of way acquired by dedication on Tract No.'s 44967, 49433, 49434 by the recordation of Tract No. 60922 to the satisfaction of Public and the Department of Regional Planning. Easement shall be provided for all utility companies that have facilities remaining within the vacated area.
12. Dedicate vehicular access rights on Skyline Ranch Road and Vasquez Canyon Road for all lots, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
13. Provide standard property line return radii of 13 feet at all local street intersections, and 27 feet at the intersection of local streets with General Plan Highways and where all General Plan Highways intersect, or to the satisfaction of this Department.
14. Dedicate right of way on Skyline Ranch Road commensurate with the typical sections shown on the tentative map and alignment per the latest approved I.E.C. P-291 which supersedes P-270. The alignment and grade of Skyline Ranch Road shall be compatible with Tract 46018.
15. Dedicate additional right of way at all proposed roundabout locations to the satisfaction of Public Works.
16. Dedicate off-site right of way on Skyline Ranch Road commensurate with the typical sections shown on the tentative map from Sierra Highway to the southerly property line and alignment per the latest approved I.E.C. P-291. It shall be the sole responsibility of the subdivider to acquire the necessary right of way.
17. Comply with the mitigation measures identified in the attached September 18, 2008 and November 10, 2016 memoranda/letter from our Traffic and Lighting Division to the satisfaction of Public Works. Be advised that 'Main Street North and Main Street South' as identified in the memoranda/letter has been changed to 'Loop Road' then changed again to 'Stratus Street'. If identified in the traffic study, prepare Traffic Signal Plans for all intersections (both on-site and off-site) affected by this subdivision to the satisfaction of Public Works. If the project wishes to delay any of the improvements, a supplemental traffic study determining the phasing of the improvements will need to be submitted for review and approval by Traffic and Lighting.

18. Comply with the approved conceptual signing and striping plans for Skyline Ranch Road approved on November 14, 2016 to the satisfaction of Public Works. Prepare a detailed 1" =40' scaled signing and striping plans for Skyline Ranch Road and all off-site multi-lane highways and streets affected by this subdivision to the satisfaction of Public Works.
19. Establish a Landscape Maintenance District (LMD) for maintaining the landscaped parkways, medians, and paseos/multi-purpose paths on Skyline Ranch Road to the satisfaction of Public Works.
20. Permission granted to use the modified typical section (70' R/W) on Stratus Street; formerly depicted as Loop Road (collector street) per note 18 on the tentative map. If additional travel lanes are required on Stratus Street, construct the additional travel lanes, and prepare signing and striping plans for Stratus Street within this subdivision to the satisfaction of Public Works.
21. Other than Stratus Street (collector street formerly depicted as "Loop Road") and Skyline Ranch Road, all other streets within the tentative map are considered "Private Drives." Public Works has no objection to granting the waiver of street frontage along the private drives subject to the approval of the advisory agency. If not waived, the subdivider shall revise the tentative map and provide street frontage to every parcel to the satisfaction of Public Works.
22. Comply with the private drive manual requirements on all proposed "Private Drives" to the satisfaction of Public Works.
23. Construct curb, gutter, base, pavement and full-width sidewalk within the tract boundaries on Skyline Ranch Road and Stratus Street to the satisfaction of Public Works.
24. Construct a bridge on Skyline Ranch Road near Sierra Highway to the satisfaction of Public Works.
25. Off-site improvements are required. Construct off-site full width highway improvements, including curb, gutter, base, pavement, sidewalk, street trees, and street lights, on the portion of Skyline Ranch Road from Sierra Highway to the southerly property line to the satisfaction of Public Works.
26. Provide off-site full street right of way and construct off-site improvements and cul-de-sac bulb on Beneda Lane to the satisfaction of the City of Santa Clarita.
27. If Tract 46018 improvements are not constructed first, construct a minimum of 24

feet of "all weather" off-site pavement joining Skyline Ranch Road to Plum Canyon Road per the latest approved I.E.C. alignment P-291 to the satisfaction of Public Works. If the Fire Department requires a wider pavement width, construct the additional pavement to the satisfaction of Public Works. Proof of off-site access is required.

28. Within 60 days after approval of the Vesting Tentative Map, or as determined by Public Works; the owner of VTM 60922 and owner of an adjacent property known as lots 48 and 49 of Tract No. 7493 (MB 137-6-7), shall obtain City Council approval and record an irrevocable offer to dedicate right of way and slope/drainage easements for Skyline Ranch Road and Sierra Highway within the City of Santa Clarita. The property within VTM 60922 and lots 48 and 49 shall not be sold or change ownership until the dedication or irrevocable offer to dedicate has been recorded.
29. It is agreed that the improvements to be constructed on Lots 48 and 49 of Tract No. 7493, which are under the same ownership as VTM 60922 at the time of approval, shall not be considered "offsite improvements". Therefore, Section 66462.5 of the Subdivision Map Act will have no future effect to compel the County or City of Santa Clarita to acquire any rights over the subject lots in the future for the benefit of any subdivider.
30. Where determined necessary, construct a slough wall outside the street right of way when the height of the slope is greater than five feet above the sidewalk and the sidewalk is adjacent to the street right of way. The wall shall not impede any required line of sight.
31. Plant street trees within the tract boundaries on Skyline Ranch Road and Stratus Street to the satisfaction of Public Works.
32. Construct drainage improvements and offer easements needed for drainage/maintenance purposes or slopes to the satisfaction of Public Works.
33. Provide intersection sight distance for a design speed of:
 - a. 40 mph (415 feet) on Stratus Street from Plume Court (both directions), from Lot 1038 driveway entrance (both directions), from Windbreak Terrace Street (both directions), from Foothill Way (both directions), and from Radiance Way (both directions).

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

With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the top of curb (TC) or flow line (FL) prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6 feet from TC. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).

34. Depict all line of sight easements on landscaping and grading plans.
35. Comply with the following street lighting requirements to the satisfaction of Public Works or as otherwise modified by Public Works:
 - a. Provide street lights on concrete poles with underground wiring on Skyline Ranch Road and all internal public streets within the tract boundaries to the satisfaction of Public Works. The street lights shall be designed as a county owned and maintained (LS-3) system. Obtain Street Lighting Section's approval of the street light layout prior to project recordation. Street lighting plans must be approved by the Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed project, or portions thereof, are not within an existing Lighting District. Annexation is required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of the 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. 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.
 - i) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - ii) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in

either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.

- iii) Submit a map of the proposed project, including any roadways conditioned for street lights that are outside the proposed project area, to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
 - c. Note that the annexation and assessment balloting process takes approximately twelve months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
 - d. For acceptance of street light transfer billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans.
 - e. The Lighting District can assume responsibility for the operation and maintenance of the street lights in the project, or the current phase of the project, as of July 1st of any given year provided the above conditions are met and the street lights have been energized and the developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met.
- 36. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
 - 37. Provide and install street name signs prior to occupancy of buildings.
 - 38. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works.
 - 39. Prior to Building permit issuance pay the fees established by the Board of

Supervisors for the Bouquet Canyon 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 permit issuance. The current applicable fee is \$18,410 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.

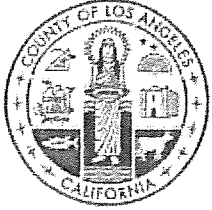
40. If any ultimate improvements are constructed by the subdivider and accepted by the Los Angeles County Department of Public Works, or if any fair share payments for ultimate improvement work are made and are included as District improvements in the Bouquet Canyon Bridge and Major Thoroughfare Construction Fee District, then the subdivider may be issued credits which may then be used within the Bouquet Canyon Bridge and Major Thoroughfare District. Reimbursements will only be made on improvements constructed by the subdivider that are include as District improvements and are deemed ultimate improvements (as opposed to interim improvements).
41. These conditions supersede all previously approved conditions.



Prepared by Patricia Constanza
tr60922r-amendTMrev1

Phone (626) 458-4921

Date 10-03-2017



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DEAN D. EFSTATHIOU, Acting Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

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

IN REPLY PLEASE
REFER TO FILE: T-4

September 18, 2008

Mr. Daryl J. Zerfass
Austin-Foust Associates, Inc.
2223 Wellington Boulevard, Suite 300
Santa Ana, CA 92701-3161

Dear Mr. Zerfass:

**SKYLINE RANCH
TENTATIVE TRACT NO. 60922
REVISED TRAFFIC IMPACT ANALYSIS (FEBRUARY 29, 2008)
SANTA CLARITA AREA**

As requested, we have reviewed the revised Traffic Impact Analysis (TIA) for the Skyline Ranch development (Tentative Tract No. 60922). The project site is generally located east of Sierra Highway between the Santa Clara River and Vasquez Canyon in the unincorporated County of Los Angeles area of Santa Clarita.

The proposed project consists of the construction of 1,270 single-family residential units and an 800-student elementary school. The project is estimated to generate approximately 13,121 vehicle trips daily, with 1,268 and 1,283 vehicle trips during the a.m. and p.m. peak hours, respectively.

We generally agree with the study that certain improvements are necessary to provide adequate access to the site. The following recommended improvements shall be the sole responsibility of the project:

- Construct Skyline Ranch Road between Plum Canyon Road and Sierra Highway as a four-lane highway.
- Construct a new intersection as a two-lane roundabout or as a conventional signalized intersection at Skyline Ranch Road at Main Street North.

FILE COPY

- Construct a new intersection as a two-lane roundabout or as a conventional signalized intersection at Skyline Ranch Road at Main Street South.
- Plum Canyon Road at Skyline Ranch Road/Heller Circle South

North approach: Restripe left-turn lane to allow the left-turn movement.

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

West approach: Restripe to provide one left-turn lane and one shared through/right-turn lane rather than one left-turn lane and one right-turn lane.

An adjacent development (Tentative Tract No. 46018) was conditioned to design and construct the east approach to provide one left-turn lane and one shared through/right-turn lane. We suggest the project's developer work with the developer of Tentative Tract No. 46018 to combine improvements at the intersection and coordinate the construction schedule of the aforementioned work at this location.

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

Plum Canyon Road at Golden Valley Road/Santa Catarina Road

South approach: Two left-turn lanes, one through lane, and one right-turn lane rather than one left-turn lane, one through lane, and one right-turn lane.

The project's pro-rata share is 53.2 percent.

For all proposed cumulative mitigation measures, a cost estimate and conceptual plan shall be submitted to Public Works for review and approval.

We recommend the project's developer work with the Sulphur Springs Union School District to develop traffic circulation plans and drop-off/pick-up procedures for the proposed school. If possible, we recommend implementing a one-way counter-clockwise on-site traffic circulation for any valet service and restricting any site access from Skyline Ranch Road. The traffic circulation plan should include informational packets containing the approved drop-off/pick-up procedures, as well as

Mr. Daryl J. Zerfass
September 18, 2008
Page 3

brochures on trip reduction strategies, such as car pooling and transit services to minimize traffic generation in the area (the brochures should have specific average vehicle ridership goals for students and staff members). We also recommend the plan include a mechanism for enforcement and levying of noncompliance penalties. The recordation of the map shall be withheld until the traffic circulation informational packets and the detailed school site plan has been received and approved by Public Works.

The installation of a traffic signal at the intersection of Skyline Ranch Road at S-A Street may be warranted in the future due to the close proximity of the proposed elementary school. The project's developer shall enter into a secured agreement/bond with Public Works to guarantee the installation of a traffic signal when the traffic conditions warrant its installation. The intersection shall be monitored for the installation of the signal once the school is opened and every year thereafter for up to 5 years after the certificate of occupancy of the last unit is issued. The project's developer shall submit an annual traffic signal warrant analysis to Public Works for review and approval. When a traffic signal is warranted, the project's developer shall design the necessary striping and signal plans and construct the signal to the satisfaction of Public Works. Any security for the traffic signal construction submitted will be returned once the construction is completed to the satisfaction of Public Works or at the expiration of the above-mentioned monitoring program.

The project is within the Via Princessa Bridge and Major Thoroughfare (B&T) District. The project shall pay its share of the Via Princessa B&T District fees. Prior to approval of the final map, if any improvements constructed by the project developer are included as improvements in the Via Princessa B&T District, then the cost of the improvements may be credited against the project's District fee obligation if approved by Public Works.

The project shall submit conceptual striping plans and corresponding cost estimates for all proposed mitigation measures to Public Works for review.

Caltrans should be consulted for any possible California Environmental Quality Act (CEQA) impacts to the freeway system in the area. Therefore, we ask that you provide Caltrans with a copy of the report so they have an opportunity to review it prior to public circulation. Any written comments received from Caltrans should be submitted to Public Works and included in the Environmental Impact Report (EIR).

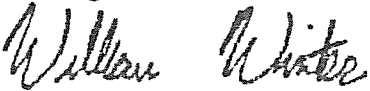
The City of Santa Clarita shall review this document to determine whether they concur with the study's findings of the potential CEQA impacts within their jurisdiction. Any written comments from the City shall be submitted to Public Works and included in the EIR.

Mr. Daryl J. Zerfass
September 18, 2008
Page 4

If you have any further questions regarding the review of this document, please contact Mr. Todd Liming of our Traffic Studies Section at (626) 300-4826.

Very truly yours,

DEAN D. EFSTATHIOU
Acting Director of Public Works



WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

TML:cn

P:\pub\WPPFILES\FILES\STU\Todd\EIR\EIR 08122 - Skyline Ranch Revised TIA FINAL DOC

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

bc: Land Development (Narag)

AM
JFP



GAIL FARBER, Director

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>

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

November 10, 2016

REPLY PLEASE
REFER TO FILE: T-4

Mr. Daryl Zerfass, P.E.
Stantec Consulting Services Inc.
38 Technology Drive, Suite 100
Irvine, CA 92618

Dear Mr. Zerfass:

**SKYLINE RANCH ON-SITE ROADWAY ANALYSIS (OCTOBER 18, 2016)
TRACT MAP NO. 60922
UNINCORPORATED AGUA DULCE AREA**

We reviewed the On-Site Roadway Analysis (ORA) dated October 18, 2016, for the Skyline Ranch project located in the unincorporated Agua Dulce/Canyon Country area.

According to the ORA, the traffic generated by the revised project necessitates modification to the on-site roadway system requirements previously approved for Tract Map No. 60922. We generally agree with the findings in the ORA.

Site Access Requirements

The project's site access requirements shall be revised as follows:

- Skyline Ranch Road shall be constructed as a two-lane highway with buffered bike lanes.
- Construct a new intersection as a single-lane roundabout at Skyline Ranch Road at Loop Road. Main Street North is now referred to as Loop Road.
- Construct a new intersection as a single-lane roundabout at Skyline Ranch Road at Loop Road. Main Street South is now referred to as Loop Road.

FILE COPY

Mr. Daryl Zerfass
November 10, 2016
Page 2

Plum Canyon Road at Skyline Ranch Road/Heller Circle South

The following improvements have either been completed or will be completed as part of Tract Map No. 46018. No further action is required by the project regarding this intersection.

North approach: Restripe left-turn lane to allow the left-turn movement.

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

West approach: Restripe to provide one left-turn lane and one shared through/right-turn lane rather than one left-turn lane and one right-turn lane.

Student Drop-off and Pick-up Procedures


According to the ORA, the proposed drop-off and pick-up area can adequately accommodate the peak number of vehicles expected to arrive with the following access requirements. We generally agree with the findings in the ORA.

- Restrict ingress movements during the school's drop-off and pick-up periods to right-turn only and egress movements to right-turn and left-turn.
- To facilitate orderly drop-off and pick-up of students, the school shall ensure all parents are familiar with the drop-off and pick-up procedures and sufficient measures are in place to ensure compliance with the procedures.

If you have any questions regarding the review of this site plan, please contact Mr. Kent Tsujii of Traffic and Lighting Division, Traffic Studies Section, at (626) 300-4776.

Very truly yours,

GAIL FARBER
Director of Public Works


DEAN R. LEHMAN
Assistant Deputy Director
Traffic and Lighting Division

KT:ma
P:\pub\STUDIES\EIR 16-0074 - TR 60922 - Skyline Ranch.docx

JFP
bc: Land Development (Dubiel, Naraq)

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

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC12109AS, dated 08-22-2017) was reviewed and approved. A Will Serve letter from the County Sanitation District indicating adequate capacity exists in the trunk line and treatment plant was obtained prior to approval of the sewer area study. No additional mitigation measures are required within the County of Los Angeles, however, mitigation measures are required within the City of Santa Clarita. 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. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation and obtain approval prior to final map recordation.
4. Easements are required, subject to review by Public Works to determine the final locations and requirements.
5. Outlet approval from the City of Santa Clarita is required.
6. Proposed sewer within secondary highway shall be located 6 feet from curb or 14 feet from street right-of-way.
7. If proposed sewer crosses Flood Hazard, alignment maybe acceptable provided permits are obtained from agencies having jurisdiction for the existing natural water course crossings.

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

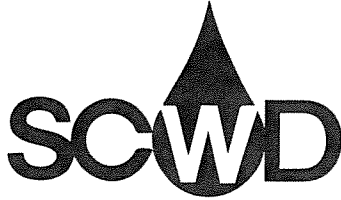
1. A water system (including any approved booster pump stations) maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. The applicant shall comply with the requirements of Santa Clarita Water District per attached Notice of Water Availability (NWA) dated October 24, 2016 to the satisfaction of Public Works. The NWA will expire on October 24, 2017 it shall be sole responsibility of the applicant to renew aforementioned NWA upon expiration and abide by all requirements of the water purveyor.
3. If necessary, extend the off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all water-related infrastructures constructed for this land division to the satisfaction of Public Works.

Prior to obtaining the building permit from the Building and Safety Office:

5. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 1,000 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. Depict all line of sight easements on the landscaping and grading plans.
7. Install a separate water irrigation systems for recycled water use per landscape plans.
8. If necessary, install off-site recycle water mainline per landscape plans to serve this subdivision to the satisfaction of Public Work.
9. The recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per Section 7105.6.3 Chapter 71 of Title 26 Building Code.



SANTA CLARITA WATER, A DIVISION OF CASTAIC LAKE WATER AGENCY



26521 SUMMIT CIRCLE • SANTA CLARITA, CALIFORNIA 91350-3049 • (661) 259-2737
MAILING ADDRESS: P.O. BOX 903 • SANTA CLARITA, CALIFORNIA 91380-9003

Skyline Ranch

October 24, 2016

Mr. Tony Khalkhali, P.E.
Country of Los Angeles
Department of Public Works
900 S. Fremont Avenue
Land Development Division
Alhambra, CA 91803

Notice of Water Availability
Tract No. 060922-1
Developer: Pardee Homes

Dear Mr. Khalkhali:

The Santa Clarita Water Division (SCWD) has determined that water is available to serve the above referenced project. SCWD agrees to operate the water system and provide service in accordance with the SCWD's policies, standards and regulations. The determination of water availability shall remain valid for two years from the date of this letter. Unless construction of the project has commenced within this two year time frame, SCWD is under no obligation to serve the project unless the developer receives an updated letter from SCWD confirming water availability.

SCWD has determined that the existing facilities and the additional facilities to be installed by SCWD through developer funding of this project will be adequate to serve this project and each of the individual parcels under normal operations conditions. SCWD's obligation to serve water to the project is subject to compliance with all SCWD policies, standards and regulations as well as all applicable laws and regulations concerning water service and supply.

SCWD requires that the project comply with Best Management Practices regarding water conservation. In addition, all landscaping and irrigation design plans must comply with the State of California Model Water Efficiency Landscape Ordinance. Please check the following website for details: <http://www.water.ca.gov/wateruseefficiency/landscapeordinance>. This ordinance identifies water saving techniques, methods, landscape designs and internal water use practices that will achieve the SCWD's long term conservation goals described in its most current Santa Clarita Valley Urban Water Management Plan. Unless the project is constructed to SCWD's conservation standards, SCWD is under no obligation to serve the project.

Notice of Water Availability
October 24, 2016
Page 2

If you have any questions regarding the above, please contact Brent Payne at (661) 964-3991.

Sincerely,

A handwritten signature in black ink that reads "Keith Abercrombie". The signature is written in a cursive style with a prominent loop at the end.

Keith Abercrombie
Retail Manager

cc: Brent Payne, SCWD
Jay Skinner, Pardee Homes
Craig Young, Sikand Engineering Associates



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: RPPL2017008613
PROJECT: TR 60922

MAP DATE: September 27, 2017
Amended Map

THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

FINAL MAP CONDITIONS OF APPROVAL

1. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires an all-weather access surface to be clear to sky.
2. A copy, or copies due to the proposed phasing, of the Final Map(s) shall be submitted to the Fire Department for review and approval prior to recordation.
3. The private access within the development shall be indicated as "Private Driveway" on the Final Map. The required fire apparatus access, the fire lanes and turnarounds, shall be labeled as "Fire Lane" on the Final Map. Any proposed parking area, walkway, or other amenities within the private driveway shall be outside the required fire lane. Clearly delineate on the Final Map and submit to the Fire Department for approval.
4. Flag lot shall provide a minimum paved unobstructed driveway width of 20 feet, clear to the sky. The driveway shall be labeled as "Private Driveway and Fire Lane" on the Final Map. Verification of compliance is required prior to Final Map clearance.
5. A reciprocal access agreement is required for a private driveway and fire lane being shared by multiple lots. Submit documentation for these lots to the Fire Department for review prior to Final Map clearance.
6. A copy of the Water Improvement Plans, clearly depicting the required public fire hydrant locations, shall be submitted to the Fire Department for review and approval prior to Final Map clearance.
7. Provide written verification the required public fire hydrants have been installed and tested or bonded for in lieu of installation prior to Final Map clearance.



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: RPPL2017008613
PROJECT: TR 60922

MAP DATE: September 27, 2017
Amended Map

-
8. All raised center medians shall provide a break, a rolled curb, or curb depression at intervals determined by Public Works in consultation with the Fire Department. The location and distance between the median breaks will be determined by Public Works and the Fire Department during final road/street plan design. Road improvement plans must be submitted to the Fire Department for review and approval prior to final approval by the Department of Public Works.

PROJECT CONDITIONS OF APPROVAL

1. Water and access requirements for this development shall comply with the approved Tentative Map. The Exhibit Maps as part of the subdivision process are subject to change and shall be in compliance with Title 32 (County of Los Angeles Fire Code).
2. This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone". A "Fuel Modification Plan" shall be submitted and approved prior to building permit issuance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
3. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
4. The fire lane for the single family lots or detached condominium lots shall provide a minimum paved unobstructed width of 20 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.



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: RPPL2017008613
PROJECT: TR 60922

MAP DATE: September 27, 2017
Amended Map

-
5. The fire lanes for any other lot such as multi-family residential, school site, or recreational/park shall provide a minimum paved unobstructed width of 26 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
 6. The buildings being served by a 26 feet wide fire lane will have a height restriction not exceed 30 feet above the lowest level of the Fire Department vehicular access road. Buildings exceeding this height shall provide a minimum paved fire lane width of 28 feet. The required fire lane shall be parallel to the longest side of the building between 15 feet and 30 feet from the edge of the fire lane to the building wall. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
 7. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
 8. Any change of direction within a private driveway shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.
 9. The gradient of a fire lane shall not exceed 15 percent. Any changes in grade shall not exceed 10 percent within a 10 feet distance or 5.7 degrees. Cross slopes and required Fire Department turnarounds shall not exceed 2 percent grades. Verification for compliance will be performed during the Fire Department review of the architectural plan or the revised Exhibit A process prior to building permit issuance.



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: RPPL2017008613
PROJECT: TR 60922

MAP DATE: September 27, 2017
Amended Map

-
10. All proposed bridges and elevated crossing shall be constructed and maintained in accordance with AASHTO HB-17 and designed to support a live load of 75,000 pounds as specified in the County of Los Angeles Fire Code and to the satisfaction of the Department of Public Works. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
 11. All proposed vehicular and pedestrian gates shall be designed, constructed, and maintained in accordance with ASTM F2200 and UL 325 as specified in the County of Los Angeles Fire Code. The vehicular gates shall provide an unobstructed width not less than 20 feet when fully open. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
 12. Install **123** public fire hydrants as noted on the Tentative Map filed in our office. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
 13. The required fire flow from **103** of the public fire hydrants in the single family dwellings area for this development, if the future single family dwellings are less than 3,600 total square feet, is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. This fire flow may change during the Fire Department review of the architectural plans or the revised Exhibit A process prior to building permit issuance.
 14. The other **20** required public fire hydrants within this development adjacent to the multi-family residential, school site, or recreational lots shall provide a fire flow of **4000** gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. This fire flow may be reduced during the Fire Department review of the architectural plans or the revised Exhibit A prior to building permit issuance.



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: RPPL2017008613 MAP DATE: September 27, 2017
PROJECT: TR 60922 Amended Map

15. Fire hydrant locations and other water system requirements within the Exhibit Maps will be determined when final design plans are submitted to the Fire Department for review as architectural plans or revised Exhibit A prior to building permit issuance.
16. All required fire hydrants shall be installed, tested, and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants.
17. Parallel parking shall be restricted 30 feet adjacent to any public or private fire hydrant located on the public or private street, 15 feet on each side measured from the center of the fire hydrant. Adequate signage and/or stripping shall be required prior to occupancy.
18. An approved automatic fire sprinkler system is required for all proposed building within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
19. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or stripped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
20. All proposed streets and driveways within this development shall provide approved street names and signs. All proposed buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

John Wicker, Director

Norma E. Garcia, Chief Deputy Director

November 2, 2017

Mr. Steven Jones, AICP
Principal Regional Planning Assistant
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Dear Mr. Jones:

**AMENDED VESTING TENTATIVE TRACT MAP 60922-1 (SKYLINE)
PARK AND TRAIL CONDITIONS OF MAP APPROVAL
REGIONAL PLANNING MAP DATED SEPTEMBER 27, 2017**

This letter details the Department of Parks and Recreation (Department)'s park and trail conditions of map approval for the above map.

PARK CONDITIONS

As shown in the attached Park Obligation Report, the basic Quimby park land obligation for this proposed residential subdivision is 12.11 net acres (maximum slope 3 percent). For details, see attached Park Obligation Report and Worksheet. The Subdivider is proposing to include one public park as part of the subdivision: Lot 1049 (10.47 net acres). The Department recommends that the Subdivider develop and then convey to the County the public park provided that the site is deemed acceptable after a review of the required submittals listed below. For detailed requirements for pre-public hearing submittals referenced in the following conditions, please refer to the Public Park Checklist of Required Submittals attached to this report.

1. Subdivider shall convey to the County a developed, 10.47 net-acre Public Park ("the Public Park"), shown on Lot 1049 within the Vesting Tract Map No. 60922-1.
2. The Public Park shall contain the following improvements which are shown in the park schematic design approved on October 18, 2016: a park identity monument; a community gathering area; a children's play area with parents' seat wall; a shade structure near the community gathering area; shade structure with group picnic area; picnic tables near the grass volleyball area; open lawn area; a plaza seat wall; grass volleyball area; one (1) basketball court; one (1) comfort station (to include a restroom, drinking fountain and storage room); ball field with ball field plaza and

bleachers; multi-use field; bio-swales and planted buffers; parking for 20 cars (including 1 van accessible space); security lighting (locations to be indicated in the Design Development Phase); drinking fountain(s) and trash enclosure(s) [locations to be indicated in the Design Development Phase]; locking gates at park entrance; park landscaping (including plant material, grading, irrigation and drainage); and ADA-compliant walkways.

3. The following off-site improvements to the Public Park shall be provided without receiving Quimby credit: full street improvements and utilities/utility connections, including, but not limited to curbs, gutters, relocation of existing public utility facilities, street paving, traffic control devices, public trees, public streets and sidewalks. Utility types, sizes, and locations shall be to the satisfaction of the Department. Utilities shall include water meter and utility lines (electricity, gas, sewer and telephone).
4. Prior to the Department clearing the first final (unit) map containing housing, Subdivider shall enter into a Park Development Agreement (PDA) and post Faithful Performance and Labor and Materials bonds with the Department to cover design and construction of the Public Park in accordance with updated costs estimates for the park. The PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on October 18, 2016, 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). Bonds may need to be updated prior to construction commencement if contracted construction costs change. For more information, please refer to the link below:
<http://file.lacounty.gov/SDSInter/bos/supdocs/108114.pdf>.
5. Prior to the Department clearing the first final (unit) map containing housing, and for the Public Park, Subdivider shall submit a critical path method (CPM) schedule ("Park Delivery Schedule"). Said schedule shall include design development submittals and submittals required for the various stages of construction document development, permits and approvals, park construction commencement and completion dates, ALTA title policy, deed preparation and review, and deed recordation. The Initial Park Delivery Schedule shall serve as the baseline for all activities. Subdivider shall update the Park Delivery Schedule on a monthly basis to show actual progress compared to planned progress and submit the updates to the Department on the first County business day of each month. If as a result of these monthly schedule updates it appears that the Park Delivery Schedule does not comply with the critical path, the Subdivider shall submit a Recovery Schedule as a revision to the Park Delivery Schedule showing how all work will be completed within the period for park delivery. In the event Subdivider fails to comply with this condition, the Department shall give written notice to Subdivider requesting submittal of the delinquent schedule update. Notice shall be deemed given when deposited in

the U.S. Post Office or reliable over-night courier; postage prepaid, addressed to Subdivider, or by personal delivery to Subdivider's relevant address set forth in the PDA. If the requested update is not received within thirty (30) days after such notice is given, the Department will withhold further clearance of unit maps until the delinquent schedule update is received.

6. Lot 1049, Public Park:
 - a. Subdivider shall enter into a PDA, post bonds, and submit a Park Delivery Schedule prior to the Department clearing the first unit (final) map containing housing.
 - b. Subdivider shall commence Public Park construction prior to the County issuing the 377th residential building permit and complete park construction and convey the park to the County 20 months after construction commencement. Commencing when the first residential building permit is issued, Subdivider shall submit monthly reports to the Department that identify for each unit map the number of residential units for which building permits were issued ("permitted units") for the month and cumulative to date, and which relate permitted units to owner, building number, building type (e.g., single family home, condominium, apartment) and lot number. The monthly reports are due on the first County business day of each month until the park is conveyed to the County. Failure to provide the Department with a report or to commence construction prior to the 377th residential building permit, or to convey the park to the County prior to the last day of the 20th month after construction commencement will result in the Department requesting the Department of Public Works, to withhold further issuance of residential building permits until the respective report is received or park construction is commenced, or the park is conveyed to the County.
 - c. Construction commencement is defined as the Subdivider starts precise grading and/or installing utilities for the Public Park.
7. Whenever a final map having multiple residential units on one or more lots is submitted to the Department for clearance, it shall be accompanied by a letter/table signed by the engineer of record identifying each residential lot by the number and amount of residential units organized into the following categories.
 - a. Single-family (SF) detached units (includes detached condominium product);
 - b. Multi-family dwelling units, 5 units per building (duplex-, tri-plex-, four-plex-, and town-home product types, condominiums and apartments); and
 - c. Multi-family dwelling units, 5 or more units per building (townhomes, condominiums, apartments).

8. Subdivider shall submit park plans and specifications to the Department for review and approval during the design development stage (100%), fifty percent (50%), seventy-five percent (75%), ninety percent (90%), and one hundred percent (100%) stages of construction document development. Specifications shall be in Construction Specification Institute (CSI) 8 ½-inch by 11-inch book format. 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 and specifications. Plan submittals shall be made by giving the Department three (3) sets of drawings and a CD-ROM containing the drawings in AutoCAD 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 Department for Subdivider to proceed with the next stage. The Public Park shall be developed in accordance with park improvement plans approved by the Department, using standard construction activities and responsible contractors licensed by the State of California to perform this type of work. Sole responsibility for completion of the park improvements, and payment of all costs incurred, lies with the Subdivider.
9. Subdivider shall 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 Public Park; provide one (1) copy of all studies, permits, inspection reports, and written approvals to the Department's representative; provide the County with certification that the playground(s) constructed in the Public Park meet American Society for Testing and Materials (ASTM) standards, United States Consumer Product Safety Commission (USCPSC) standards, and all State of California accessibility playground guidelines. Playground certification shall be met by providing a satisfactory report from a third party independent auditor that holds a current certification as a Playground Safety Inspector in good standing by the National Playground Safety Institute.
10. Subdivider shall designate and identify a project manager who will oversee design and construction of the Public Park. The project manager shall communicate by providing written documentation via facsimile or mail to County's representative and abide by County's requirements and direction to ensure acceptable park completion; provide the County with reasonable access to the Public Park site and the park improvements for inspection purposes and at a minimum initiate and coordinate the

following inspections and approvals during the course of construction with not less than two County business days advanced notice of any request for inspection or approval: (1) contractor orientation/pre-construction meeting; (2) construction staking and layout; (3) progress/installation inspections to be scheduled on a weekly basis or as required to insure conformance with construction documents; (4) irrigation mainline and equipment layout; (5) irrigation pressure test; (6) irrigation coverage test; (7) weed abatement after abatement cycle, to review degree of kill; (8) plant material approval; (9) plant material/Hydroseed/pre-maintenance inspection; (10) substantial completion and commencement of maintenance period; (11) final walk through and acceptance. Continued work without inspection and approval shall make Subdivider and its subcontractors solely responsible for any and all expenses incurred for required changes or modifications. County reserves the right to reject all work not approved in conformance with this condition.

11. Subdivider shall provide the Department with written Notice of Construction Commencement for the Public Park site. Construction Commencement is defined as when the Subdivider starts installing utilities for the Public Park. The Construction Phase is defined as the period of time from said notice to the date the Department issues its Notice of Acceptance of Completed Park Improvements, inclusive of the 90-day plant establishment period. Upon completing park construction, and obtaining final sign off from DPW on all code compliance issues, notify the Department in writing by submitting a Notice of Completion of Park Construction. Within thirty (30) days after receipt of said notice, Department shall inspect the park and reasonably determine whether or not the park improvements have been constructed in accordance with the construction documents, and to a level of quality and workmanship for the Department to issue its Notice of Acceptance of Completed Park Improvements. If park construction is unacceptable, within fifteen (15) County business days after inspection, Department shall provide Subdivider with a list of items that need to be corrected, after receipt of said list, in order for the Department to issue its Notice of Acceptance of Completed Park Improvements, or issuance of said notice will be delayed until the items on the list are corrected.
12. Upon Department's Notice of Acceptance of Completed Park Improvements, Subdivider shall provide the Department with two (2) sets of record drawings, maintenance manuals, and irrigation controller charts, and contact information for utility companies and utility account codes in order for the Department to request timely transfer of utilities serving the Public Park. These documents shall also be submitted on a CD-ROM with the drawings in AutoCAD format.
13. Subdivider shall convey the Public Park by recordable grant deed showing the fee vested with the County of Los Angeles, and free of all encumbrances except those not interfering with the use of the property for park or recreational purposes. Subdivider's designated title company shall provide the County with an ALTA title

policy and survey and shall record the park deed simultaneously to County's acceptance of the park improvements, as evidenced by the County's issuance of a Certificate of Acceptance for the Public Park, and shall deliver the recorded deed to the Chief Executive Office - Real Estate Division, Property Management Section, 222 South Hill Street, Third Floor, Los Angeles, CA 90012.

14. Any major change proposed by the Subdivider to the Public Park's size (not more than a variance of two (2) acres), shape, location, or terrain as shown on the approved tentative tract or parcel map, or to the schematic design approved by the Department's Design Review Committee, shall be deemed a revision of the tentative tract or parcel map and shall require the filing of a revised map, as described in Los Angeles County Code Section 21.62.030.

TRAIL CONDITIONS

The Department is requiring the Subdivider to dedicate a twenty-foot (20') wide trail easement and construct a variable-width multi-use (hiking, equestrian, and mountain biking) trail. The proposed Mint Canyon Trail alignment with connection to Tentative Tract Map No. 46018 Mint Canyon Trail to the south and north to Vasquez Canyon Road, as shown on the Trail Exhibit Map sheet seven (7) of nine (9) is approved.

The Department's trail conditions of map approval, prior to recordation of the first final unit map are as follows:

1. The Subdivider is responsible to coordinate a discussion between the Department and the Department of Public Works (DPW) for a multi-use trail staging area easement for recreation purposes adjacent to the proposed DPW Sediment Placement Site adjacent to Vasquez Canyon Road.
2. Subdivider shall dedicate a twenty-foot (20') wide multi-use (hiking, equestrian, and mountain biking) trail easement to the County of Los Angeles for trail alignment shown on Trail Exhibit Map sheet seven (7) of nine (9).
3. Subdivider shall construct a variable-width four to six-foot (4'-6') wide trail within the proposed switchbacks at the northern end of the project site (see trail exhibit map sheet seven) and a six to eight-foot (6'-8') wide Natural Trail #2 in the open space lot within the twenty-foot (20') wide dedicated trail easement. Refer to the County of Los Angeles Trails Manual (Trails Manual) located at www.trails.lacounty.gov
4. The required trail easement shall be recorded via separate instrument, prior to final map recordation. Upon request the Department will provide a trail easement recordation template.

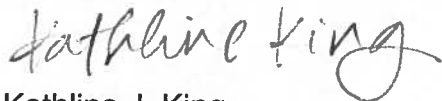
5. Full public access shall be provided for all trail user groups (hiking, equestrian, and mountain biking) in perpetuity for the multi-use trail.
6. Easement dedication(s) must be outside the public road right-of-way.
7. Subdivider shall include the Department in the transmittal of the project grading plan to Regional Planning.
 - a. Submit project grading plans, including grading information to the Department for review and approval. The trail grading information shall conform to Chapter 4.0 Trail Design Guidelines within the Trails Manual, and any applicable County codes, including but not limited to the following:
 - i. Cross slope gradients on natural soil not to exceed four percent (4%) and longitudinal (running) slope gradients not to exceed ten percent (10%) for more than 300 feet.
 - ii. Typical trail section and details to include:
 - Width and name of trail
 - Longitudinal (running) gradients
 - Cross slope gradients
 - iii. Appropriate retaining walls as required to sustain trail tread.
 - iv. Appropriate fencing where deemed necessary, for user safety, delineation of trail, and property security, as approved by the Department.
 - v. If street crossing is requested, streetlight pole(s) must have crosswalk activation buttons at two heights to accommodate both pedestrian and equestrian traffic. Contact the Los Angeles County, Department of Public Works to address crosswalk design standards.
8. After project trail grading plan approvals, but prior to building permit issuance, the Subdivider shall:
 - a. Submit a preliminary construction schedule showing milestones for completing the trail. Provide updated trail construction schedules, as needed, to the Department on a monthly basis.
 - b. Submit a cost estimate for construction of the multi-use trail.

Mr. Steven Jones
November 2, 2017
Page 8

9. Prior to the start of initial trail construction, the Subdivider shall stake or flag the centerline of the trail and then schedule a site meeting with the Department's Trails Planning Section (see below for contact information) for initial trail alignment inspection and approval.
10. Subdivider shall notify the Department within five (5) business days after completion of the trail construction, including installation of all required amenities for a "Final Trail Inspection Walk". Any portions of the constructed trail not approved, shall be corrected and brought into compliance with the Trails Manual, approved plans, and the Department's "inspection walk" comments, within thirty (30) calendar days. The Subdivider shall then call the Department to schedule another site inspection.
11. Prior to the Department's final acceptance of the constructed trail alignment for the Mint Canyon Trail, the Subdivider shall:
 - a. Submit electronic copies (AutoCAD format) on CD or DVD of the as-built Trail, grading and construction drawings to the Department's Trails Planning Section.
 - b. Submit a letter to the Department requesting acceptance of the dedicated constructed trail. The Department will issue a trail acceptance letter only after receiving proof of recordation of the required trail easement, completion of the trail, and a written request for final trail approval and as-built trail drawings to the satisfaction of the Department.

If you have any questions regarding the park conditions, please contact Loretta Quach of my staff at (213) 351-5120 or lquach@parks.lacounty.gov. For questions regarding the trail comments, please contact Robert Ettleman at (213) 351-5134 or by e-mail at rettleman@parks.lacounty.gov.

Sincerely,



Kathline J. King
Chief of Planning

KK:LQ:RE:nr

Enclosures

- c: Parks and Recreation (J. Gargan, C. Lau, M O'Connor, R. Ettleman, J. McCarthy)

**SUBDIVISION MAP REVIEW
TENTATIVE MAP STAGE - PRE-PUBLIC HEARING
PUBLIC PARK CHECKLIST OF REQUIRED SUBMITTALS**

When proposing a public park, please submit the following items to the Department of Parks and Recreation (Department) for the Department's clearance for the public hearing stage. Include an electronic file (PDF) for each submittal:

PARK SITE GRADING PLAN - Provide a small scale (1" = 40') drawing that shows park lot boundary lines and the proposed limits of grading to achieve the level (net acreage: maximum slope 3%) pad upon which the park will be developed. Note the net acreage, the park's lot number, and identify land use adjacent to the park lot. Include a vicinity map insert showing the park in context to the subdivision and the subdivision's surrounding area. This submittal will be used by the Department when developing the Facility Program that will be given to the Subdivider to base the park's schematic design on.

PARK SCHEMATIC DESIGN - Schematic design at scale 1" = 40' for proposed park(s) showing proposed improvements, their relationships, and space requirements. Submit this plan on sheets 24" x 36" in size or larger and include the following information:

- Gross Acreage Notation;
- Net Acreage (maximum slope 3%) Notation and limits of grading line for net acreage;
- Park Site(s) Lot Number(s)
- Park Lot Boundary Lines;
- Layout of Park Improvements;
- Owner and Consultant/Designer Information and Drawing Date;
- Pertinent topographical features;
- Hazard Zone Information (flood plains, seismic set back zones etc.);
- Easements(s) or Rights-of-Way Lines (including conservation easements) - existing and proposed;
- Trails and Staging Area(s);
- Names of Adjacent Streets;
- Graphic Scale (1" = 40');
- North Arrow; and
- Legend of Improvements and Symbols;
- Parking Space Calculation Table showing: 1) total number of parking spaces required by Section 22.52.1175 of the Los Angeles County Code; 2) total number of parking spaces provided; and 3) number of handicapped accessible spaces.

The Park Schematic Design must be reviewed and approved by the Department's Design Review Committee (DRC).

PARK EXHIBIT MAP (include as sheet to the Tentative Map/C.U.P Exhibit A): This is the DRC-approved Schematic Design converted into a line-preferably CAD-drawing.

PHASING MAP, EXHIBIT & TABLE (Include as a sheet to the Tentative Map) - Map must show each phase and related unit map numbers. Include a table which shows for each unit map, the number of residential units in column form for each of the following categories:

- Single-family detached;
- Multi-family dwelling units, less than 5 units per building;

**SUBDIVISION MAP REVIEW
TENTATIVE MAP STAGE - PRE-PUBLIC HEARING
PUBLIC PARK CHECKLIST OF REQUIRED SUBMITTALS**

- Multi-family dwelling units, 5 or more units per building;
- Total number of residential units in each column category; and
- Cumulative total for all units combined (phase-to-phase running total amount of units), and projected recordation dates of each unit map.

SCHEMATIC DESIGN LEVEL COST ESTIMATE - Provide schematic design level cost estimate to design and build the proposed park(s).

PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA) - Submit one (1) hardcopy of the ESA and a CD-ROM containing the report. The ESA must:

- Be prepared for each proposed public park site by a State of California Registered Professional Geologist or Registered Civil Engineer;
- Meet all current Environmental Protection Agency (EPA) requirements;
- Meet ASTM E1527-05 or current standards; and
- Be less than one year old.

Submit copies of all existing Phase I, Phase II ESAs, and Phase 111 Site Remediation Reports for each park site and/or for the proposed land subdivision.

GEOTECHNICAL REPORT - The Department will request Public Works' Geotechnical and Engineering Division to review the geotechnical report that the applicant submits to Public Works to determine the geotechnical stability of each proposed park site.

PRELIMINARY TITLE REPORT - Submit a preliminary title report on the park site(s) and copies of all existing easements affecting the park site.

COPIES OF ALL EASEMENT DOCUMENTS AFFECTING PARK SITE(S) - Submit copies of all recorded easements or other encumbrances affecting the proposed park site(s) with a notation on the Park Exhibit Map stating Subdivider's intent to coordinate the quit claim of particular easements with the Chief Executive Office's Real Estate Division.

LETTER FROM SCHOOL DISTRICT (if applicable) - Submit a letter from the school district serving the proposed subdivision that certifies that the school sited adjacent to the proposed public park can meet its recreational requirement without using land dedicated for park purposes.



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION REPORT

Tentative Map # 60922	DRP Map Date: 08/02/2017	SCM Date: 11/02/2017	Report Date: 10/10/2017
Park Planning Area # 35D	CSD: N/A	Map Type: Amendment Map - Tract	

Total Units 1,220 = Proposed Units 1,220 + Exempt Units 0

Park land obligation in acres or in-lieu fees:

ACRES:	12.11
IN-LIEU FEES:	\$325,380

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:

- The dedication of 10.24 acres for public park.
- Contributing \$325,380 in park improvements.
- Conditions of approval attached to report.

Trails:

See also attached Trail Report

Comments:

The map proposes 1,032 single-family units and 188 multi-family detached condominium units.

For further information or to schedule an appointment to make an in-lieu fee payment:

Please contact Clement Lau at (213) 351-5117 or Loretta Quach at (213) 351-5121
Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020-1975.

By: *Kathline King*
Kathline J. King, Chief of Planning



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # **60922** DRP Map Date: **08/02/2017** SCM Date: **11/02/2017** Report Date: **10/10/2017**
 Park Planning Area # **35D** CSD: **N/A** Map Type: **Amendment Map - Tract**

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

$$(P)\text{people} \times (0.0030)\text{Ratio} \times (U)\text{units} = (X)\text{acres obligation}$$

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

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 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 = Proposed Units + Exempt Units

Park Planning Area = **35D**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.31	0.0030	1,220	12.11
M.F. < 5 Units	2.63	0.0030	0	0.00
M.F. >= 5 Units	2.53	0.0030	0	0.00
Mobile Units	3.29	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			1,220	12.11

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	12.11	\$173,573	\$325,380

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
1,042	public park	10.24	100.00%	10.24
Total Provided Acre Credit:				10.24

Acre Obligation	Private and Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
12.11	10.24	1.87	\$173,573	\$325,380



COUNTY OF LOS ANGELES
Public Health



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

10/10/17

Tentative Tract Map No. 060922 (Amendment)

Tentative Tract Map date: 9/27/17

Vicinity: Bouquet Canyon/Sand Canyon

The Department of Public Health-Environmental Health Division has reviewed (Amended) **Tentative Tract Map 060922 dated 9/27/17** based on the use of public water (Santa Clarita Water District) and public sewer for wastewater disposal, as proposed. The Department recommends approval of the Tentative Tract Map.

Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's recommendation.

Prepared by:

JEANNE BIEHLER, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, CA 91706
jbiehler@ph.lacounty.gov
TEL (626) 430-5380

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 the Department of Regional 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 30, 2017]**. 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)

\$2,291.25 for Notice of Determination (NOD) for the issued Negative Declaration or Mitigated Negative Declaration (Includes \$75.00 Registrar-Recorder processing fee).

\$3,153.25 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: REGIONAL PLANNING: Schedule an appointment with the case planner to submit the following items in person:

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 bring a NOD or NOE posting receipt, and CEQA filing fee receipt if applicable. NOD posting receipt, and F & W fee receipt.

b) Three full-sized copies of the final site plans, or as otherwise requested by the planner. Plans must be folded to fit into an 8 ½" x 14" folder. At your final appointment, you will receive a copy of the approved site plan, and approved plans will be routed to the Department of Public Works, Building and Safety, as applicable.

c) One check payable to "County of Los Angeles" for zoning inspection fees*, and MMRP fees if applicable (see Conditions of Approval). Write project number on checks.

STEP 4: OBTAIN BUILDING PERMITS: Bring your copy of the approved site plan 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.



Please complete and return to:
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

}ss

**REGARDING: PROJECT NO. 04-075-(5)
SECOND AMENMDMENT TO VESTING TENTATIVE TRACT MAP NO. 060922-2
RPPL2017008613
CONDITIONAL USE PERMIT MODIFICATION NO. RPPL2017009424
SKYLINE RANCH ROAD SAND CANYON ZONED DISTRICT
APNs: SEE ATTACHED**

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: _____

Amended Vesting Tentative Tract No. 060922

Attachment "A"

Assessor's Parcel Map Number
2802-002-001, -002, -003, -004 & -005
2802-003-001 & -005
2812-002-001, -003, -010, -015 & -016
2812-004-009, -010, -011 & -012
2812-010-001, -002, -004, -006, -009, -010, -011, -012, -013, -014, -016, -017, -019 & -021
2812-011-012 & -013
2812-012-003, -004 & -006
2812-061-001 to -039
2812-062-001 to -052
2812-067-001 to -062
2812-068-001 to -064
2839-001-017, -018 & -019
2839-018-006 & -007