LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

VIA ELECTRONIC MAIL ONLY

January 29, 2026

Northlake Associates LLC
Thomas DiPrima, Applicant
thomas@woodridgecapital.com

"THE NORTHLAKE PHASE 1 PROJECT"
PROJECT NO. R2015-00408-(5)

ENVIRONMENTAL ASSESSMENT NO. RPPL2023004887
STATE CLEARINGHOUSE NO. 2015031080

VESTING TENTATIVE TRACT MAP NO. 073336
VESTING TENTATIVE PARCEL MAP NO. 073335
CONDITIONAL USE PERMIT NO. RPPL2023004316
NORTH OF LAKE HUGHES ROAD, EAST OF RIDGE ROUTE ROAD AND INTERSTATE 5 FREEWAY ("I-5"), AND WEST OF CASTAIC LAKE AND LAGOON, UNINCORPORATED COMMUNITY OF CASTAIC
(APNs 3244-012-046, 3244-014-053, 3244-004-024)

Dear Mr. DiPrima:

The Los Angeles County Regional Planning Commission (Commission), by its action of **January 28, 2026** has approved the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period, February 9, 2026, has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

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

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

For questions or for additional information, please contact Jodie Sackett of the Subdivisions Section at (213) 893-7409 or jsackett@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning



Joshua Huntington, AICP, Supervising Regional Planner
Subdivisions Section

JSH:JDS

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

c: Regional Planning Commission
Damon Mamalakis, Armbruster Goldsmith & Delvac LLP
Raman Gaur, Sikand Engineering
Jennifer Marks, Psomas

CP_01282026_RPCAPPROVALPACKAGE2026

Affidavit of Acceptance Instructions

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

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

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

b) ☒ **Pay CEQA Fees and Post Notice of Determination (NOD):** Environmental filing fees and posting of an NOD are required pursuant to the California Environmental Quality Act (CEQA). This should be completed within five (5) working days from the day after your appeal period ends on February 9, 2026. Bring two copies of the enclosed NOD along with one check for fees, payable to the "County of Los Angeles", as applicable below:

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

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

☒ **$4,227.50 for the Environmental Impact Report** (Includes $75.00 Registrar-Recorder processing fee).

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

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

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

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

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

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

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

** Does not apply to subdivision cases.*

LA COUNTY PLANNING

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

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES }ss

REGARDING: PROJECT NO. R2015-00408
VESTING TENTATIVE TRACT MAP ("VTTM") NO. 073336 (RPPL2023004336), VESTING TENTATIVE PARCEL MAP ("VTPM") NO. 073335 (RPPL2023004448), CONDITIONAL USE PERMIT ("CUP") NO. RPPL2023004316, ENV. ASSESSMENT NO. RPPL2023004887. NORTH OF LAKE HUGHES RD, EAST OF RIDGE ROUTE RD AND INTERSTATE 5 FWY, AND WEST OF CASTAIC LAKE AND LAGOON IN THE UNINCORPORATED COMMUNITY OF CASTAIC
APN(S): [2865-003-013 (PARCEL 25), 2865-003-035 (PARCEL 26), 2865-036-001 (PARCEL 25), 2865-036-002 (PARCEL 24), 2865-036-003 (PARCEL 23), 3244-012-013 (PARCEL 17), 3244-012-045 (POR.) (PARCEL 36), 3244-012-046 (POR.) (PARCEL 31), 3244-012-048 (PARCEL 30) 3244-012-049 (POR.) (PARCEL 29), 3244-012-050 (POR.) (PARCEL 38), 3244-012-054 (PARCEL 15), 3244-012-057 (PARCEL 16), 3244-012-058 (POR.) (PARCEL 32), 3244-012-059 (POR.) (PARCEL 15), 3244-013-001 (PARCEL 35), 3244-014-015 (PARCEL 39), 3244-014-050 (PARCEL 52), 3244-014-053 (PARCEL 43), 3244-014-062 (PARCEL 56), 3244-014-067 (PARCEL 40), 3244-014-068 (PARCEL 40), 3247-017-019 (POR.) (PARCEL 37), 3244-012-904 (TO BE ACQUIRED) (PARCEL 70), 3244-014-902 (NAP – OFFSITE WATER TANK) (PARCEL 72)

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).

I/We have enclosed a check in the amount of **$2,280.00** payable to the County of Los Angeles as required by the Conditions of Approval for regular inspections for compliance, and **$6,000.00** for compliance with the Mitigation Monitoring Reporting Program fee. I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

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: _____

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. R2015-00408

VESTING TENTATIVE TRACT MAP ("VTTM") NO. 073336 (RPPL2023004336)

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on January 28, 2026, in the matter of Project No. R2015-00408 ("Northlake"), consisting of VTTM No. 073336. VTTM No. 73336 were considered together with Vesting Tentative Parcel Map ("VTPM") No. 073335 (RPPL2023004448), Conditional Use Permit ("CUP") No. RPPL2023004316, and Environmental Assessment No. 201500030 [(RPPL2023004887) (State Clearinghouse No. 2015031080)]. These are referred to collectively as "Northlake Phase 1".

2. **HEARING PROCEEDINGS.** The public hearing proceeded on Wednesday, January 28, 2026. Staff made a presentation and subsequently the applicant, Damon Mamalakis, made a presentation. The Commission then reiterated the "limited scope" of three remedies resulting from the prior court decision and order: "alternatives analysis", "spadefoot toad", and "rare plant species". County Counsel also reminded the Commission that, in addition to the three remedies, the Northlake entitlements were also required to be re-filed and re-approved. The Commission then reiterated that the PCAA only affects Phase 2, while Phase 1 (before the Commission) is unchanged by the PCAA. Commissioners asked for more information regarding affordable housing and the percentage amount of affordable units directed by the Commission back in 2018. The Commission asked questions about the fire station pad, water tanks in Phase 1, and confirmed that the HOA-funded shuttle system will include routes both internal to the project and external to offsite locations in the Santa Clarita area. There were a total of 12 public speakers, nine of them speaking virtually. A total of nine public speakers spoke-out against the project or asked for a postponement, including issues such as: suburban sprawl/leapfrog development, damage to Coastal Sage Shrub, expansion of the wildland-urban interface (WUI), fire and landslide dangers, potential gas pipeline rupture, negative effects on mountain lions, conflict with the 2022 GHG carbon reduction plan, traffic congestion, lack of discussion about new job generation, interference with wildlife linkages, lack of mitigation for the gas pipeline, and pipeline "hazard" not analyzed. Three public speakers were in favor of the project, citing reasons such as: supporting economic growth, revitalizing local commercial centers (such as re-opening a neighborhood-serving market that closed down several years ago due to poor economic conditions), more housing to help lower housing costs, developing a "thoughtful" plan that was adopted in 1992, incentivizing high school enrollment and job creation, enhancing the overall quality of life, needed transportation investments, and housing for working families that are closer to jobs. After the public speakers had concluded, the Commission made final remarks related to camera shots

of wildlife movement in the culvert, gas line located offsite from the project, and that the applicant provided support for repair work related to the pipeline rupture. Then the Commission asked about landslides and the pipeline, and grading totals. The applicant made a rebuttal of some of the remarks of those opposed to the project, stating the pipeline rupture is not located on Northlake property, the pipeline will be proposed to be located to Ridge Route Road, which is a less dangerous location further away from residences. Other applicant rebuttals included the PCAA will improve wildlife movements through the project site, the VMT appropriate baseline was used, Coastal Sage Scrub mitigation location is identified, GHG comments were upheld by the court and did not require recirculation, the third wildlife crossing is in Phase 2 and not considered at this time but could be possible to adjust the road, if needed. At the end of the hearing, during the motion, Lastly, after hearing no further testimony, comments, or rebuttal, the Commission then closed the public hearing and unanimously approved the project (5-0).

3. **ENTITLEMENTS REQUESTED.** Northlake Associates LLC ("Subdivider") requests VTTM No. 073336 to create a total of 386 lots and 2,295 dwelling units on 720 gross acres. This includes 288 single-family residential lots; 17 multi-family lots with 1,341 attached condominium dwelling units in 268 buildings (900 ownership, 441 rental); six senior multi-family lots comprising 345 attached condominium dwellings in 68 buildings (209 ownership, 136 rental); three multi-family lots with 174 detached dwelling units in 55 buildings (132 ownership, 98 rental); one mixed-use commercial lot with 46 attached affordable dwelling units and 31,200 square feet (“sf”) of commercial space in 8 buildings (34 ownership, 12 rental); one live-work commercial lot with six live-work units comprising 7,500 sf of commercial space in 6 buildings (6 ownership, 0 rental); one senior affordable multi-family lot with 95 attached affordable dwelling units in 95 buildings (all ownership); one highway commercial lot (2.5 acres), 39 open space lots, 11 park lots, 13 debris basin lots, two water tank lots, one water quality basin lot, one pump station lot, and one fire station lot (1.4 acre building pad). Of the total 2,295 dwelling units in Northlake Phase 1, 1,777 units are proposed to be for-sale and 518 units expected for rental. This is pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).

4. **RELATED ENTITLEMENT.** VTPM No. 073335 is a related request to create 17 large-lot parcels on 1,307.4 gross acres for lease and financing purposes only.

5. **RELATED ENTITLEMENT.** CUP No. RPPL2023004316 is a related request to authorize the Northlake Specific Plan (“SP”) Site Plan Review procedure for development of 2,295 residential dwelling units; affordable set-aside housing and affordable senior set-aside housing; mixed-use and live-work development; onsite and offsite grading in excess of 100,000 cubic yards (“cy”): 17.16 million cy of cut,15.84 million cy of fill, and 1.32 million cy of shrinkage balanced onsite, as well as 3.22 million cy of grading offsite, for an overall total of 37.54 million cy, pursuant to County Code Section 22.140.240 (Grading Projects); walls exceeding six feet in height; and construction of two water tanks with associated grading and infrastructure. As part of the proposed Northlake Phase 1, offsite improvements would include connection to

existing utilities, relocation of existing utility lines, new drainage facilities, and other related infrastructure outside the boundaries of Northlake Phase 1.

6. **PREVIOUS ENTITLEMENTS.** Northlake Specific Plan No. 87172-(5), Sub-Plan Amendment No. 87172-(5), Zone Change No. 87172-(5), CUP No. 87172-(5), and Development Agreement ("DA") No. 87172-(5) authorized the SP and was approved in 1992. It authorized a maximum of 3,150 dwelling units on 1,330 acres of land, to include single-family and multi-family residences, schools, parks, and a fire station. The DA was not used and expired in 2003. Specific Plan Amendment No. 98047, DA No. 98047, CUP No. 98047, VTTM No. 51582, and CUP No. 2004-00015 were filed in 1998 and were withdrawn in 2007. The CUP included grading and the SP site plan review procedure. Also included in prior entitlements are the 2015 requests for the VTTM, VTPM, and CUP, which were approved in 2019 and subsequently litigated.

7. **ENTITLEMENTS REQUESTOR**. Unless otherwise apparent from the context, "Subdivider" shall include the Subdivider, successor in interest, owner of the property, and any other person, corporation, or other entity making use of this grant.

8. **COMMISSION APPROVAL.** The approval of VTTM No. 073336 and related entitlements VTPM and CUP will not become effective unless and until the Commission certifies the Recirculated Partial Final Supplemental Environmental Impact Report ("RPFSEIR") and approves Northlake Phase 1, and both have become effective.

9. **VESTING DATE.** Pursuant to Government Code Section 65866, the County and Subdivider agreed to a vesting date of March 17, 2015 pursuant to LA County Code Section 21.38 (Vesting Maps). Accordingly, Northlake Phase 1 is generally subject to the applicable rules, regulations, and official policies that were in effect as of March 17, 2015.

10. **LOCATION.** Northlake Phase 1 is located north of Lake Hughes Road and Ridge Route Road, east of Interstate 5 ("I-5") Freeway and west of Castaic Lake and Lagoon in the unincorporated community of Castaic. The site is also located within a designated Very High Fire Hazard Severity Zone ("VHFHSZ") and State Responsibility Area ("SRA").

11. **LAND USE DESIGNATION.** Northlake Phase 1 is located within various designations within the SP, a component of the General Plan. It includes Single-Family, Multi-Family, General Commercial, Public Facilities, Recreation, and Open Space uses.

12. **ZONING.** Northlake Phase 1 is located in the Castaic Canyon Zoned District within the Santa Clarita Valley Planning Area and is currently zoned SP.

LOCATION	SANTA CLARITA VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	SP	SP	Vacant Land

NORTH	RL5 (Rural Land 5 – One Dwelling Per 5 Acres), BLM (Bureau of Land Management)	A-2-2 (Light Agricultural – Two-Acre Minimum Lot Size)	Vacant Land
EAST	BLM, RL10 (Rural Land 10 – One Dwelling Per 10 Acres), OS-PR (Open Space – Parks and Recreation), RL5, IL (Light Industrial)	A-2-2, M-1-DP (Light Manufacturing – Development Program), M-2-DP (Heavy Manufacturing – Development Program), RPD-5000-2.9DU (Residential Planned Development – 5000 Square Foot Lot Size – 2.9 Dwellings Per Acre), OS (Open Space)	Vacant Land, Elementary School, Single-Family Residences, Shopping Center
SOUTH	H2 (Large Lot Residential – 0-2 Dwellings Per Acre), IL, H18 (Medium Density Residential – 9-18 Dwellings Per Acre), CM (Major Commercial)	R-1 (Single-Family Residence), C-3 (Major Commercial), M-1 (Light Manufacturing)	Vacant Land, Shopping Center, Single-Family Residences, Senior Residences
WEST	RL5, RL1 (Rural Land 1 – One Dwelling Per Acre), IL, OS-C (Open Space Conservation)	A-2-2, A-2-1 (Light Agricultural – One-Acre Minimum Lot Size), M-1, M-1-DP, OS	Vacant Land, Single-Family Residences, Water Tank, Warehousing

13. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions
The SP site consists of approximately 1,330 acres located north of Lake Hughes Road and Ridge Route Road, east of I-5 Freeway and west of Castaic Lake and Lagoon in the unincorporated community of Castaic. The site is comprised of vacant land, with adjacent infrastructure such as transmission towers (via utility easement through the property) and a water tank to the west, just outside of the Northlake boundary. Northlake Phase 1 consists of 720 acres.

The property exhibits a wide range of topographic relief, with gently-rolling hills, extremely steep slopes, and a major drainage course (Grasshopper Creek) running north-south down the middle of Northlake Phase 1. The property is not located within and does not contain any portion of a Significant Ecological Area ("SEA").

B. Site Access
Northlake Phase 1 is accessible via Ridge Route Road, a Limited Secondary Highway on the County Master Plan of Highways with 64 to 80 feet of width that

transitions into an 80 to 90 foot-wide Secondary Highway on the County Master Plan of Highways. Primary access to the site will be via an entrance/exit on Ridge Route Road. Secondary access to the property will be via Northlake Boulevard, a Local Collector with 64 to 80 feet of width that transitions into an 80 to 86-foot-wide Modified Industrial Collector. Northlake Phase 1 provides a five-foot wide or greater walkway along private and future streets throughout the property, with publicly-accessible walkways of similar widths along private drives/fire lanes providing direct access to all units.

C. Tentative Map and Exhibit Map

The VTTM No. 073336 tentative map and Exhibit Map dated August 20, 2025, consists of Northlake Phase 1. It depicts a total of 386 lots and 2,295 dwelling units on 720 gross acres. This includes 288 single-family residential lots; 17 multi-family lots with 1,341 attached condominium dwelling units in 268 buildings (900 ownership, 441 rental); six senior multi-family lots comprising 345 attached condominium dwellings in 68 buildings (209 ownership, 136 rental); three multi-family lots with 174 detached dwelling units in 55 buildings (132 ownership, 98 rental); one mixed-use commercial lot with 46 attached affordable dwelling units and 31,200 square feet ("sf") of commercial space in 8 buildings (34 ownership, 12 rental); one live-work commercial lot with six live-work units comprising 7,500 sf of commercial space in 6 buildings (6 ownership, 0 rental); one senior affordable multi-family lot with 95 attached affordable dwelling units in 95 buildings (all ownership); one highway commercial lot (2.5 acres), 39 open space lots, 11 park lots, 13 debris basin lots, two water tank lots, one water quality basin lot, one pump station lot, and one fire station lot (1.4 acre building pad). Of the total 2,295 dwelling units in Northlake Phase 1, 1,777 units are proposed to be for-sale and 518 units expected for rental. This is pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).

D. Affordable and Senior Housing

Northlake Phase 1 proposes a total of 315 affordable attached rental units for Very Low, Lower, and Moderate Income households, of which 95 shall be senior affordable (all ownership) units. Though not subject to the IHO due to the adopted SP, the Subdivider has offered the affordable units through the CUP. The affordable units shall be dispersed throughout Northlake Phase 1. In addition, Northlake Phase 1 proposes 345 market-rate attached senior units (209 ownership, 136 rental) within the site.

E. Parking

Northlake Phase 1 requires an overall total of 5,284 parking spaces. It will provide a total of 5,670 parking spaces, to include 4,167 residential parking spaces required and provided; 639 guest parking spaces required and 1,021 provided; 65 accessible spaces required and 69 provided; and 413 commercial spaces required and provided. Lastly, there are four Type A loading spaces distributed throughout the office, commercial, and mixed-use development areas.

F. Internal Circulation

Northlake Phase 1 would incorporate various internal roadway improvements, including arterials, residential collectors, and private drives. A series of public collector streets and private drives within Northlake Phase 1 and would provide access to the various areas and land uses on-site, to include the Community Sports Park, Grasshopper Creek Park, fire station, mixed-use development, senior housing development, and potential school site. All of these internal destinations would be accessible via a shuttle system managed by the Northlake Homeowner's Association ("HOA") as detailed in the original 2019 LA County Board of Supervisors ("Board") approval and included in the Northlake Phase 1 conditions. Within Northlake Phase 1, the proposed trail system would include community trails, bike lanes, and recreational trails linked to the above-mentioned destinations. In addition to the various trail types that would serve as bicycle routes, Northlake Phase 1 would expand bicycle facilities in the area.

G. Condominium Project
Pursuant to the Subdivision Map Act, condominium units may be leased or sold. Renters of condominium units may not receive sufficient notification when an owner decides to sell the units. In order to provide renters with proper notification, notification is required 180 days prior to termination of tenancy in the event the condominium units are first leased and then later sold.

H. Grading
The grading amounts include 17.16 million cy of cut and 15.84 million cy of fill with 1.32 million cy of shrinkage to be balanced onsite, as well as 3.22 million cy of offsite grading, for a combined grading amount of 37.54 million cy.

I. Oak Trees
There are no Oak trees on the subject property.

14. **CEQA DETERMINATION.**

Supplemental Environmental Impact Report ("SEIR")
The Northlake Phase 1 Draft Supplemental EIR ("DSEIR") was released on May 2, 2017, and circulated for a 45-day public review and comment period ending on June 15, 2017. Following the close of the public comment period on the DSEIR on June 15, 2017, detailed responses to all public agency comments and comments received from members of the general public received regarding Northlake Phase 1 and the analyses of the DSEIR were prepared and were contained in the Final SEIR ("FSEIR").

An Errata was released in February 2018, prior to the Commission hearing to make minor technical corrections to the SEIR and to provide further information in response to public comments received prior to the Planning Commission meeting. The Errata included only minor technical changes to the SEIR and additional information to support the SEIR's conclusions, and the Errata merely clarified or amplified or made insignificant modifications to the adequate SEIR. At the February 21, 2018, public hearing, the Planning Commission requested that the Subdivider include an affordable housing component in the Project. Based on this request, the Subdivider made minor revisions to the Project analyzed in the SEIR to include an affordable component. An

Errata dated April 4, 2018 was prepared which concluded that the revisions involve only minor changes to the distribution of land uses and an overall reduction in density and intensity or use, and the Errata merely clarified or amplified or made insignificant modifications to the adequate SEIR. On April 18, 2018, the Planning Commission adopted the required findings, certified the SEIR, and granted the requested Project approvals. On April 23, 2018, appeals were filed by the Center for Biological Diversity, the Santa Monica Mountains Conservancy, and the Golden State Environmental Justice Alliance. A Second Errata dated August 2018 was prepared to make minor technical corrections in the SEIR and to provide further information in response to public comments at the Planning Commission meeting.

On September 25, 2018, the Board held a public hearing on Northlake Phase 1 and the appeals and voted to reject the appeals, uphold the Planning Commission approvals, and certify the SEIR. On April 2, 2019, the Board adopted the Northlake Phase 1 entitlements, CEQA findings and Mitigation Monitoring and Reporting Program ("MMRP"), and Northlake Phase 1 conditions.

A Petition for Writ of Mandate was filed in May 2019, challenging Northlake Phase 1. The Los Angeles Superior Court's ruling in the Center For Biological Diversity and Endangered Habitats League v. County of Los Angeles, et al, Case No. 19STCP01610, dated January 11, 2021 (Court Ruling) granted in part and denied in part the petitioner's Petition for Writ of Mandate. Specifically, the Court Ruling held that the SEIR for Northlake Phase 1 failed to comply with CEQA because it contained: (1) inadequate alternatives analysis (for failing to fully analyze a creek avoidance alternative); (2) inadequate Western Spadefoot Toad (WST) baseline assessment and, therefore, inadequate mitigation (to recreate baseline conditions; mitigation inadequate in detail and commitment); as well as (3) improper deferred mitigation as to rare plants (measure lacked sufficient detail).

The Court denied the Petition for Writ of Mandate regarding: (1) impacts to mountain lions/wildlife crossings, (2) aesthetics, (3) air quality/public health, (4) wildfire impacts, and (5) recirculation.

These findings incorporate by reference, as if fully set forth herein, the CEQA Supplemental Findings of Fact ("FOF") and Statement of Overriding Considerations ("SOC") regarding the RPFSEIR for Northlake Phase 1, which are attached hereto as Exhibit F. As stated in the FOF, the Partial Creek Avoidance Alternative ("PCAA") is the environmental superior alternative among the project alternatives summarized in the RPDSEIR. As identified in the RPDSEIR, after implementation of the MMRP, Northlake Phase 1 would not result in any new or substantially more severe significant impacts.

<u>Recirculated Partial Draft SEIR ("RPDSEIR")</u>
The LA County Department of Regional Planning ("LA County Planning") prepared a RPDSEIR. The document did not revise the original SEIR in any respect other than as directed by the Court (above) and was limited to a few portions of the SEIR. Pursuant to CEQA Guidelines Section 15088.5(c), the County only needed to recirculate the portions of the SEIR that were modified by the RPDSEIR. The County did not

recirculate the other portions of the SEIR for public review and comment because those portions were not modified.

The RPDSEIR was made available for public review and comment pursuant to State CEQA Guidelines Section 15087. Copies of the RPDSEIR and appendices were available for a review period of 45 calendar days from April 14, 2025, to May 29, 2025. As CEQA Guidelines Section 15088.5, subdivision (f)(2) permits, the County requested that the scope of public comment be limited to the material that was addressed within the text of the revised portions and the appendices included in the RPDSEIR. The RPFSEIR was completed in June 2025.

15. **AGENCY RECOMMENDATIONS.**

The Los Angeles County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works ("Public Works"), Fire ("Fire"), Parks and Recreation ("Parks and Recreation"), and Public Health ("Public Health"): Recommended clearance to public hearing with conditions of the VTTM No. 073336 map dated August 20, 2025.

A. In a letter dated September 18, 2025, Public Works recommended that the Project proceed to public hearing with required conditions of approval.

B. In a letter dated September 23, 2025, Fire recommended that the Project proceed to public hearing with required conditions of approval.

C. In a letter dated September 24, 2025, Parks and Recreation recommended that the Project proceed to public hearing with required conditions of approval.

D. In a letter dated October 1, 2025, Public Health recommended that the Project proceed to public hearing with required conditions of approval.

16. **LEGAL NOTIFICATION.** Pursuant to Sections 21.16.060 (Public Hearings), 21.16.070 (Notice of Public Hearing) and 21.16.075 (Posting) of the County Code, Staff properly notified the community of the public hearing. This included mailings, The Signal newspaper publication, and property posting. On December 11, 2025, Staff mailed a total of 362 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site. This mailing also included 46 notices to those on the courtesy mailing list for the Castaic Canyon Zoned District and to any additional interested parties. Additionally, Staff posted the Northlake case materials and hearing notice on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

17. **LAND USE POLICY.** The Commission finds that the Northlake Phase 1 is consistent with the goals and policies of the SP because the Single-Family, Multi-Family, General Commercial, Public Facilities, Recreation, and Open Space land use designations of

the SP are being appropriately implemented as part of Northlake Phase 1. It complies with the maximum density of 2,295 dwelling units established by the SP. In addition, Northlake Phase 1 realizes a substantial amount of new housing units which are needed to address the State's housing crisis. Furthermore, Northlake Phase 1 will implement substantial open space in the forms of recreation (public parks) and preserves (undisturbed and disturbed open space).

18. **GOALS AND POLICIES. The Commission finds that the Project is consistent with the following policies of the General Plan:**

- ***General Plan – Housing Element, Policy 3.1:*** *"Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population."*

  Northlake Phase 1 will include 2,295 new residential units with multiple housing types that will increase housing choices for varying economic segments of the population within the unincorporated County. There will be a total of 315 affordable units with a mix of rental and for-sale units.

- ***General Plan – Parks & Recreation, Policy P/R 4.3:*** *"Develop a network of feeder trails into regional trails."*

  A community trail system would connect Northlake Phase 1 to existing and planned trails in the vicinity and into regional trails. Within Northlake Phase 1, the proposed trail system would include community trails and recreational trails that would be linked to the overall SP trail system and the existing communities to the south. Bicycle facilities and bicycle route improvements in and around Northlake Phase 1 would connect to an extensive system of continuous bike paths within Northlake Phase 1 and to other communities outside Northlake Phase 1, consistent with the County's Bicycle Master Plan.

- ***General Plan – Economic Development, Policy ED 2.5:*** *"Encourage employment opportunities to be located in proximity to housing."*

  Northlake Phase 1 includes 70,875 sf of non-residential (commercial/office/retail) space in the southerly portion of the site, in close proximity to the proposed 2,295 new residential units as well as existing destinations further south, such as the aforementioned elementary school and senior retirement community. This supports and encourages employment opportunities and more accessible proximity to these destinations.

- ***General Plan – Land Use, Policy LU 5.2:*** *"Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs."*

Northlake Phase 1 will result in 70,875 sf of onsite commercial, retail, and office development that will provide local residents with increased access to commercial and retail services, as well as public facilities such as parks, schools, and a fire station within and proximate to Northlake Phase 1. Therefore, it supports a diversity of commercial and retail services, and public facilities, that help meet regional and local needs.

- ***General Plan – Land Use, Policy LU 5.3:*** *"Support a mix of land uses that promote bicycling and walking, and reduce VMT."*

  Northlake Phase 1 provides ample and convenient opportunities for bicycling and walking, due to an extensive trail and sidewalk/walkway system that connects to many destinations within and outside of Northlake Phase 1. This encourages more bicycling and walking, not only reducing VMT but also improving health.

The Commission also finds that the Project is consistent with the following policies of the Area Plan:

- ***Area Plan - Land Use, Policy LU-1.1.3:*** *Discourage urban sprawl into rural areas by limiting non-contiguous, "leap-frog" development outside of areas designated for urban use.*

The Northlake SP, adopted in 1992, has long been planned for residential and commercial development under the SP and is designated for residential and commercial uses. Northlake Phase 1 will be developed adjacent to existing communities, avoiding leapfrog development and unnecessary extension of infrastructure. The development proposed is consistent with the Area Plan, which accounts for the long-term planned development of the area in an orderly manner.

- ***Area Plan – Land Use, Policy LU-1.1.4:*** *Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate.*

The area of natural open space within the SP has been significantly increased from 476 acres to 783 acres compared to the original SP natural open space allotment. Much of the open space is natural and covers extensive steep slope areas that would be impractical to develop. This benefits wildlife and encourages enhancement of ecological, scenic, and cultural open space resources. Of the open space, the amount of undisturbed open space would be increased from 328 to 572 acres. Furthermore, the PCAA reduces the development footprint in the northerly portion of the site, increasing the amount of natural open space.

- ***Area Plan – Conservation and Open Space Element, Policy CO-10.1.5:*** *"Maintain open space corridors along canyons and ridgelines as a way of delineating and defining communities and neighborhoods, providing residents with access to natural areas, and preserving scenic beauty."*

The SP and part of Northlake Phase 1 utilizes the existing Grasshopper Creek area to define communities and neighborhoods by providing a linear park and multi-use trail along the creek. The park and trail link the northerly and southerly portions of the Northlake Phase 1, connecting northerly residences to the mixed-use areas in the south of the site. An equestrian staging area would also be provided in the south of the development for convenient access to the trails.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

19. **PERMITTED USE IN ZONE.** The Commission finds that the Northlake Phase 1 is consistent with the adopted SP land use designations, as attached and detached single-family units, apartment-style units, live-work units, commercial, recreation, and mixed residential-commercial uses are permitted in the SP in County Code Section 22.404.020 (Northlake Specific Plan). In particular, the mixed-use and senior affordable and senior market-rate units integrate a wide range of housing densities with community-serving commercial uses to serve local residents, employees, guests, and visitors. A total of 315 affordable housing units (269 affordable rental, 46 senior affordable rental) would be provided as well as 345 market-rate senior-restricted units (209 ownership, 136 rental) for a combined total of 660 affordable and senior units (209 ownership, 451 rental). The Commission finds that the development of Northlake Phase 1 is consistent with the SP that provides the appropriate land use designations mentioned above that are consistent with the adopted SP and the revised Guidebook implementing changes to Northlake Phase 1 pursuant to County Code Section 22.404.020 (Northlake Specific Plan).

20. **LOT AREA AND WIDTH.** The Commission finds that Northlake Phase 1 is consistent with the lot area and width standards identified in the Northlake SP and as modified in the revised Guidebook pursuant to County Code Section 22.404.020 (Northlake Specific Plan). Northlake Phase 1 consists only of multi-family, mixed-use, commercial, and live-work development. These uses do not have any required lot widths or sizes per the 2025 updated Land Use Plan of the revised Guidebook.

21. **MINIMUM FRONTAGE.** The Commission finds that the Northlake Phase 1 is consistent with the standards identified in County Code Section 21.24.300 (Minimum Frontage), except where locations require a waiver of frontage and have provided a

justification for the waiver pursuant to Section 21.24.040 (Modifications to Access and Frontage Requirements). A waiver of public street frontage is necessary to access to some lots by private drives instead of public streets, due to topographic conditions, drainage and biological constraints, and title limitations. Lots that require a waiver of frontage are Lots 131 through 140 (10 total).

22. **REQUIRED YARDS.** The Commission finds that Northlake Phase 1 is consistent with the required yard standards identified in the SP and as modified in the revised Guidebook pursuant to Section 22.404.020 (Northlake Specific Plan).

23. **HEIGHT.** The Commission finds that Northlake Phase 1 is consistent with the building height standards identified in the SP and as modified in the revised Guidebook pursuant to Section 22.404.020 (Northlake Specific Plan). Northlake Phase 1 consists only of multi-family, mixed-use, commercial, and live-work development. These uses have a maximum height of four stories (three when adjacent to streets) per the 2025 updated Land Use Plan in the revised Guidebook.

24. **DISTANCE BETWEEN BUILDINGS**. The Commission finds that Northlake Phase 1 is consistent with the required distance between buildings identified in the SP and as modified in the revised Guidebook pursuant to Section 22.404.020 (Northlake Specific Plan).

25. **FENCES AND WALLS.** The Commission finds that Northlake Phase 1 is consistent with the fence and wall standards identified in the SP and as modified, if applicable, in the revised Guidebook pursuant to Section 22.404.020 (Northlake Specific Plan).

26. **PARKING.** The Commission finds that Northlake Phase 1 is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). It requires an overall total of 5,284 parking spaces. Northlake Phase 1 will provide a total of 5,670 parking spaces, including 4,167 residential parking spaces required and provided; 639 guest parking spaces required and 1,021 provided; 65 accessible spaces required and 69 provided; and 413 commercial spaces required and provided. Lastly, there are four Type A loading spaces distributed throughout the office, commercial, and mixed-use development areas.

27. **SIGNS.** No signs are currently proposed or included as part of Northlake Phase 1. Any signage on the property will require separate approvals from LA County Planning in accordance with the SP or modified standards, if applicable, of the revised Guidebook.

28. **GRADING.** The Commission finds that Northlake Phase 1 is consistent with the standard identified in County Code Section 22.140.240 (Grading Projects). The Subdivider shall follow all applicable standards for On-Site grading to include a grading permit required for any grading project and a haul route for offsite grading, as provided in Title 26 (Building Code) of the County Code.

29. **CONDOMINIUM DEVELOPMENTS.** The Commission finds that Northlake Phase 1 is consistent with the standard identified in County Code Sections 21.16.015 (Building Location and Access Restrictions—Exhibit Map), Sections 22.20.040 (Development Standards for Commercial Zones), and 22.22.060 (Development Standards for Industrial Zones). The Project meets the Exhibit Map requirements for the location and dimensions of all structures, buildings, yards, walls, fences, vehicle and bicycle parking and loading facilities; the vehicular, bicycle, and pedestrian access to the proposed structures, buildings, and parking and loading facilities; and the location and design of pedestrian roadway crossings (i.e., crosswalks).

30. **PLANNING AREA STANDARDS DISTRICT**. The Commission finds that Northlake Phase 1 is not subject to or located within any existing planning area standards district.

31. **COMMUNITY STANDARDS DISTRICT.** The Commission finds that Northlake Phase 1 is not subject to or located within any existing community standards district.

32. **RURAL OUTDOOR LIGHTING DISTRICT.** The Commission finds that Northlake Phase 1 is not located within a rural outdoor lighting district nor subject to the standards identified in County Code Chapter 22.80 (Rural Outdoor Lighting District).

33. **RESIDENTIAL DESIGN.** The Commission finds that Northlake Phase 1 is not subject to the standards identified in County Code Section 22.140.520 (Residential Design Standards, "RDSO"). The SP was adopted in 1992, prior to the effective date of the RDSO. The revised Guidebook provides the current residential design standards.

34. **TREE PLANTING.** The Commission finds that the Northlake Phase 1 is not subject to the tree planting standards identified in County Code Section 21.32.195 (On-Site Trees) and Chapter 22.126 (Tree Planting Requirements). The SP was adopted in 1992, prior to the effective date of the above requirements. However, Northlake Phase 1 is proposing a substantial amount of trees, a total of 6,876, to include 2,333 street trees, 2,593 residential (single and multi-family) development lot trees, and 1,950 trees to be provided in dedicated parks and recreation spaces.

35. **IMPROVEMENTS.** The Commission finds that Northlake Phase 1 is consistent with the standards identified in County Code Section 21.32.010 (Requirements Generally). The Subdivider shall improve, or agree to improve, all land dedicated or to be dedicated on a final map, or by separate instrument, for roads and easements, and all private roads and private easements laid out on a final map, with those improvements, including sanitary sewers, needed for the general use of the lot owners in the division of land and for neighborhood traffic and drainage.

36. **INCLUSIONARY HOUSING.** The Commission finds that Northlake Phase 1 is not subject to the IHO. The Northlake SP was adopted in 1992, prior to the effective date of the IHO. The related CUP filed provides a total of 315 rental affordable housing units

(269 affordable and 46 senior-affordable) at the Very Low, Lower, and Moderate household income levels and which are required per the original 2019 Board approval.

37. **AFFORDABLE HOUSING REPLACEMENT.** The Commission finds that Northlake Phase 1 is not subject to rental replacement units because there are no existing rental units on the subject property (nor are there any units proposed for demolition) and furthermore the Project is exempt due to the existing VHFHSZ located on the Project Site pursuant to County Code Section 22.119.040.F (Exemptions).

TENTATIVE TRACT MAP FINDINGS

38. VTTM No. 073336 has been submitted as a Vesting Tentative Tract Map. As such, it is subject to the provisions of Chapter 21.38 (Vesting Tentative Map) of the County Code.

39. **The Commission finds that the map is consistent with the goals and policies of the General Plan and has balanced the needs for housing against the public service needs of the residents and available fiscal and environmental resources.** Northlake Phase 1 would result in the development of 2,295 new housing units to help alleviate the State's housing crisis and includes onsite public parks and natural open space. It locates development adjacent to existing residential and commercial areas to the south, and utilizes existing roadway infrastructure (Ridge Route Road) to maintain continuity among development areas.

40. **The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.** The design of the proposed subdivision facilitates sufficient access to and through the Northlake Project Site; locates more intensive development near existing commercial areas; and takes advantage of existing roadway improvements which provide continuity among existing development and the proposed Northlake Project.

41. **The Commission finds that the site is physically suitable for this type of development.** The subdivision site is physically suitable for the development because of its size and location near existing development and major roadway improvements. The SP adopted and considered the physical topography and residential densities suitable for the site.

42. **The Commission finds that the site is physically suitable for the proposed density of development.** The subdivision site is physically suitable for the proposed density due to the size of the site and designing sufficient ingress and egress (including emergency access) to accommodate 2,295 dwellings, 130 acres of public-accessible park space, and 70,875 sf of commercial uses. Northlake Phase 1 features and measures (such as affordable housing set-asides for very low, low, and moderate income households, senior-affordable housing, mixed-use and live-work development, enhanced wildlife linkages, enhanced community transit systems, and noise impact reduction) provided by the Subdivider as a result of the public hearing process show Northlake Phase 1 to be physically suitable for the proposed density of development and are consistent with the Specific Plan, as well as consistent with the

goals, objectives, and policies of the General Plan and Area Plan, and adopts these features and measures as conditions of approval for Northlake Phase 1.

43. **The Commission finds the design of the subdivision, or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** The design of the Project and/or its improvements are not likely to cause substantial environmental damage because it protects, preserves, and enhances onsite biological resources through large open space areas and does not include an SEA.

44. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** The design of the subdivision or type of improvements are not likely to cause serious health problems as the Project provides sufficient space to accommodate 2,295 dwelling units and 70,850 sf of commercial area while maintaining ample open spaces that include a 130 acres of publicly accessible park space.

45. **The Commission finds that the design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.** The design of the subdivision or type of improvements will not conflict with any easements, as all applicable easements (existing or future) have been reviewed through the subdivision process and were not found to conflict.

46. **The Commission finds that the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in that the subdivision complies with California Code of Regulations, County Code Title 24 (Building Standards Code), County Code Title 26 (Building Code), and guarantees compliance with the Net Zero Greenhouse Gas ("GHG") Program including solar water heating for swimming pools and "cool roofs" specified under the Building Retrofit Program included in the MMRP.** Northlake Phase 1 will be consistent with Title 24 and Title 26 standards and will be implemented with GHG best practices and measures throughout the development area.

47. **The Commission finds that the design or the type of improvements comply with County Code Chapter 16.44 (Electrical Transmission and Distribution Systems) by undergrounding utilities (conduits, cables, and other facilities) providing adequate service including telephone and internet services to each parcel.** Northlake Phase 1 will construct adequate utilities to serve the additional residents, visitors, employees, and guests within the development area.

SUPPLEMENTAL FINDINGS (VHFHSZ)

48. **The Commission finds that the design, location of, and access to each lot of the subdivision, and the subdivision as a whole, subject to the Project Permit conditions, are consistent with applicable regulations adopted by the State Board of Forestry and Fire Protection, pursuant to sections 4290 and 4291 of the Public Resources Code.** The Commission further finds that Northlake Phase 1 is

located within a VHFHSZ and SRA. As such, the Subdivider is required to comply with applicable fire and building codes meant to create a wildfire-resistant development, including the implementation of defensible space, fire-ignition construction and building materials, and home/structure hardening. Furthermore, the Commission finds that a conceptual fuel modification plan was reviewed and approved by Fire's Fuel Modification Division prior to approval of the VTTM. Final fuel modification plans will require approval from Fire prior to the issuance of building permits. The Commission further finds that upon occupancy, the Fire Forestry Division will conduct random annual inspections for compliance with brush clearance regulations per the County's Fire Code. In addition, the Commission finds that the Project would provide emergency vehicle access (such as by Ridge Route Road) in addition to the private driveway and fire lanes within the development. As such, the Project would ensure that land uses have adequate setbacks, fuel modification areas, and emergency access routes. Finally, the Commission finds that this is supported by the SEIR, including evacuation plans and a fuel modification plan, in the Administrative Record for the Project. In addition, new fire hydrants and sprinklers will be required to be placed throughout the development, as determined by Fire.

49. **The Commission finds that structural fire protection and suppression services will be available for the subdivision through Fire.** The Commission finds that VTTM No. 073336 and Exhibit Map dated August 20, 2025, and RPFSEIR were reviewed and cleared by Fire. The Commission further finds that the Subdivider is providing a Fire station lot onsite.

ENVIRONMENTAL FINDINGS

50. As stated above, these findings incorporate by reference, as if fully set forth herein, the FOF and SOC regarding the RPFSEIR for Northlake Phase 1, which are attached hereto as Exhibit F. As stated in the FOF, the PCAA is the environmental superior alternative among the project alternatives summarized in the RPDSEIR. As identified in the RPDSEIR, after implementation of the MMRP, Northlake Phase 1 would not result in any new or substantially more severe significant impacts compared to the original 2019 Northlake Phase 1.

51. The Commission finds that the Subdivider is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

ADMINISTRATIVE FINDINGS

52. **HOUSING ACCOUNTABILITY ACT**. The Commission finds that Northlake Phase 1 is considered a housing development that is consistent with the General Plan and would not have a specific adverse impact upon public health or safety as described in the tentative map, and environmental findings.

53. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple

Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS AND CONCLUDES THAT:

A. The map is consistent with the goals and policies of the General Plan.

B. The design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.

C. Northlake Phase 1 is physically suitable for this type of development since it complies with all development standards of the SP which provides the appropriate land use designations for Northlake Phase 1.

D. Northlake Phase 1 is physically suitable for the proposed density of development since it is consistent with all development standards of the SP which provides the appropriate land use densities for Northlake Phase 1.

E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

F. The design of the subdivision or type of improvements is not likely to cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors have been considered in the County's review of Northlake Phase 1.

G. The design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

H. The design, location of, and access to each lot of the subdivision, and the subdivision as a whole, subject to the Northlake Project Permit conditions, are consistent with applicable regulations adopted by the State Board of Forestry and Fire Protection, pursuant to sections 4290 and 4291 of the Public Resources Code, and are supported by the 2019 SEIR and the current RPFSEIR, and the Administrative Record for this Project.

I. The structural fire protection and fire suppression services will be available for the subdivision through Fire.

J. It is necessary to provide tenant protections where the Subdivider opts to lease all of the units rather than sell the units as is allowed under the Subdivision Map Act.

K. A covenant and agreement are needed to ensure potential tenants are provided with 180 days' written notice of intention to sell units prior to termination of tenancy due to the sale of the condominium unit.

L. A waiver of public street frontage is necessary to access some lots by private drives instead of public streets.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies the RPFSEIR for Northlake Phase 1 by finding, pursuant to State and County CEQA Guidelines, that it was completed in compliance with CEQA, presented, reviewed and considered by the Commission prior to approving Northlake Phase 1, and reflects the independent judgment and analysis of the Commission.

2. Adopts the Supplemental Findings of Fact prepared pursuant to Public Resources Code Sections 21081 and 21081.5 and State CEQA Guidelines Section 15091.

3. Adopts the MMRP for Northlake Phase 1 by finding that it is adequately designed to ensure compliance with the mitigation measures during the implementation of Northlake Phase 1.

4. Determines that Northlake Phase 1's significant and unavoidable impacts are outweighed by specifical social, economic, legal, technological, or other considerations by adopting the Statement of Overriding Considerations prepared pursuant to Public Resources Code Section 21081(b) and State CEQA Guidelines Section 15093.

5. Approves **VESTING TENTATIVE TRACT MAP NO. 073336**, subject to the attached conditions.

ACTION DATE: January 28, 2026

DD:SMT:JSH:EGA:JDS
01/14/2026

c: Each Commissioner

6274854.1

LOS ANGELES COUNTY
DEPARTMENT OF LA COUNTY PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. R2015-00408 ("NORTHLAKE")
VESTING TENTATIVE TRACT MAP ("VTTM") NO. 073336 (RPPL2023004336)

PROJECT DESCRIPTION

Northlake Phase 1 includes a total of 2,295 dwelling units and 386 lots on 720 gross acres. There are 288 single-family residential lots; this includes 288 single-family residential lots; 17 multi-family lots with 1,341 attached condominium dwelling units in 268 buildings (900 ownership, 441 rental); six senior multi-family lots comprising 345 attached condominium dwellings in 68 buildings (209 ownership, 136 rental); three multi-family lots with 174 detached dwelling units in 55 buildings (132 ownership, 98 rental); one mixed-use commercial lot with 46 attached affordable dwelling units and 31,200 square feet ("sf") of commercial space in 8 buildings (34 ownership, 12 rental); one live-work commercial lot with six live-work units comprising 7,500 sf of commercial space in 6 buildings (6 ownership, 0 rental); one senior affordable multi-family lot with 95 attached affordable dwelling units in 95 buildings (all ownership); Other uses include highway commercial, open space, and public facilities, to include parks, fire station, potential school site, debris basins, water tanks, water quality basin, and a pump station. A shuttle service is also included to transport residents and guests within the site as well as offsite destinations (such as shopping and employment centers) in and around Santa Clarita Valley. Offsite improvements include connection to existing utilities, relocation of existing utility lines, new drainage facilities, and other related infrastructure outside the boundaries of the site.

This grant, the VTTM, is subject to the following conditions and requirements of approval:

GENERAL CONDITIONS

1. **Subdivider**. 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. **Affidavit of Acceptance**. 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 LA County Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition Nos. 13 and 16. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 6, and 7 shall be effective immediately upon the date of final approval of this grant by the County.

3. **Date of Final Approval**. 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 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.

4. **Indemnification**. 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 subdivision approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitations period. The County shall promptly notify the Subdivider of any claim, action, or proceeding and the County shall reasonably 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 reasonably in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the subdivision shall be void and the privileges granted hereunder shall lapse.

6. **Litigation Deposit**. 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 LA County Planning in the minimum amount of $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 LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to the Subdivider or the Subdivider's counsel.

    A. 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 to the minimum required 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.

    B. 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 (Fees for Providing County Records).

7. **Expiration**. VTTM No. 073336 shall expire on January 28, 2028. The Hearing Officer may grant one (or more) time extensions to the terms of approval of the tentative map. If requested, time extension(s) shall be requested in writing and with the payment of the applicable fee prior to such expiration date. The total number of extensions shall not exceed the maximum number of extensions authorized by the Subdivision Map Act.

8. **Exhibit Map**. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit Map. If changes to any of the plans marked Exhibit Map are required as a result of instruction given at the public hearing, a modified Exhibit Map shall be submitted to LA County Planning by **March 29, 2026 (60 calendar days from the date of approval)**.

9. **Revisions to Exhibit Map**. In the event that subsequent revisions to the approved Exhibit Map are submitted the Subdivider shall submit the proposed plans to the Director of LA County Planning ("Director") for review and approval. All revised plans

must substantially conform to the originally approved Exhibit Map. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

10. **Conditions Compliance**. The subject property shall be 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 Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Subdivider from compliance with these conditions and applicable regulations.

11. **Inspection**. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Subdivider shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be $456.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater.

    Inspections may be unannounced. Inspections may be conducted utilizing available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the Subdivider pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Subdivider upon request.

12. **Library Facilities Mitigation Fees**. Prior to the issuance of any building permit(s), the Subdivider shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to Chapter 22.264 of the County Code. 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 LA County Planning.

13. **Environmental Document Filing Fees**. Within five (5) working days from the day after the appeal period ends on **February 9 , 2026,** (by **February 16, 2026**), the Subdivider shall remit processing fees at the County Registrar-Recorder/County Clerk Office (i.e. County Clerk's Office), payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife ("CDFW") pursuant to section 711.4 of the California Fish and Game Code, the Subdivider shall pay the fees in effect at the time of filing the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **$4,227.50** for an Environmental Impact Report ("EIR") plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid. Fees are required unless waived by CDFW.

14. **Mitigation Monitoring and Reporting Program ("MMRP")**. The Subdivider shall comply with all mitigation measures as identified and revised in the MMRP, attached as Exhibit D-2, which are incorporated by this reference as if set forth fully herein.

15. **Covenant and Agreement**. Within thirty (30) days of the date of final approval of the grant by the County, the Subdivider shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Supplemental EIR (including the Final Recirculated Portions of the Supplemental Environmental Impact Report) ("RPFSEIR") for this project, in the County Recorder's Office. Prior to recordation of the covenant, the Subdivider shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Subdivider shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the Subdivider's compliance with the required mitigation measures.

16. **MMRP Deposit**. The Subdivider shall deposit an initial sum of **$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The Subdivider shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.

17. **Revocation**. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the LA County Planning Commission ("Commission") or a 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's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations) of the County Code.

18. **County Fire Code**. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").

19. **County Public Works Requirements**. All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.

20. **Compliance to County Code Title 21 and Title 22**. All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Vesting Tentative Map and Exhibit Map, or an approved Amendment Map/Amended Exhibit Map.

21. **Maintenance**. 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. 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 LA County Planning. In the event of graffiti or other extraneous markings occurring, the Subdivider shall remove or cover said markings, drawings, or signage within 48 hours of such notification, 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.

TENTATIVE TRACT MAP SPECIFIC CONDITIONS

22. **Grant**. This grant shall authorize Northlake Phase 1— total of 2,295 dwelling units and 386 lots on 720 gross acres This includes 288 single-family residential lots; 17 multi-family lots with 1,341 attached condominium dwelling units in 268 buildings (900 ownership, 441 rental); six senior multi-family lots comprising 345 attached condominium dwellings in 68 buildings (209 ownership, 136 rental); three multi-family lots with 174 detached dwelling units in 55 buildings (132 ownership, 98 rental); one mixed-use commercial lot with 46 attached affordable dwelling units and 31,200 square feet ("sf") of commercial space in 8 buildings (34 ownership, 12 rental); one live-work commercial lot with six live-work units comprising 7,500 sf of commercial space in 6 buildings (6 ownership, 0 rental); one senior affordable multi-family lot with 95 attached affordable dwelling units in 95 buildings (all ownership); other uses include highway commercial, open space, and public facilities, to include parks, fire station, potential school site, debris basins, water tanks, water quality basin, and a pump station. A shuttle service is also proposed to transport residents and guests within the site as well as offsite destinations (such as shopping and employment centers) in and around Santa Clarita Valley. Offsite improvements would include connection to existing utilities, relocation of existing utility lines, new drainage facilities, and other related infrastructure outside the boundaries of the Project site.

23. **Lot Line Adjustments**. Permission is granted to adjust lot lines to the satisfaction of LA County Planning and Public Works.

24. **Subdivision Committee Conditions**. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (VTTM dated August 20, 2025), consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation ("Parks and Recreation"), and Public Health.

25. **Grading**. This grant shall authorize early grading prior to final map approval at the discretion of the Planning Director. If authorized by the Planning Director, an REA shall be required for submittal to show the early grading.

26. **Bulk Grading in Phases**. Permission is granted to bulk grade, in one or more phases, to the satisfaction of LA County Planning and Public Works.

27. **Street Frontage**. The Subdivider shall provide at least 50 feet of street frontage for each lot, except for those lots granted a street frontage waiver; and at least 40 feet of

street frontage at the property line and approximately radial lot lines for each lot fronting on cul-de-sacs and knuckles, except for flag lots.

28. **Street Frontage Waiver**. Permission is granted to waiver from public street frontage requirements for lots fronting private drives and fire lanes for the following: Lot Nos. 131 through 140 (10 total).

PRIOR TO RECORDATION OF A FINAL MAP

29. **Water Supply.** A "Written Verification" and supporting documents from the water supplier to indicate the availability of a "Sufficient Water Supply" as required per Section 66473.7 of the Subdivision Map Act (SB 221) shall be provided to the satisfaction of LA County Planning and Public Works prior to filing any map for recordation.

30. **Final Map Phasing**. Permission is granted to record multiple final maps, provided that a phasing exhibit (or updated phasing exhibit) is submitted to LA County Planning for review and approval, prior to final map recordation. The phasing exhibit shall depict the timing of offsite improvements and open space dedication, number of phases, all lots to be phased, dwelling units per phase, gross and net lot area(s), and required homeowner's association ("HOA") and natural open space calculations.

Easements

31. **Easements Depicted on Final Map**. All existing and proposed easements shall be depicted on the final map, as shown on the Existing and Proposed Easements Table on the approved Tentative/Exhibit Map for ingress/egress, reciprocal access, trails, and utilities, etc. to the satisfaction of LA County Planning, Parks and Recreation, and Public Works.

32. **Easements**. Prior to final map recordation, the Subdivider shall submit a draft copy of the reciprocal ingress and egress easements for the private driveways to the Director for review and approval. Once the property changes hands, the Subdivider shall then record the easements immediately following the recordation of the final map.

33. **Draft Covenant Regarding Proposed Easements**. Prior to final map recordation, the Subdivider shall submit a draft covenant to LA County Planning for review and approval, agreeing to record all proposed easements as designated on the approved Tentative/Exhibit Maps. The approved covenant shall be recorded immediately after the recordation of the final map.

Condominiums

34. The Subdivider shall place a note or notes on the final map, to the satisfaction of LA County Planning, that this subdivision is approved as a condominium project whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.

35. Prior to final map recordation, the Subdivider shall submit a draft covenant and agreement to provide tenants 180 days written notification of the intention to sell units prior to termination of tenancy due to sale of the condominium units. The Subdivider shall record said covenant and agreement concurrently with the recordation of the final map.

Covenants, Conditions, and Restrictions ("CC&Rs")

36. The Subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.

37. The Subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, private driveways and fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees and street trees), trash collection points and containers, irrigation systems, wall, fence and recreation areas, to the satisfaction of the Director.

38. The Subdivider shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the guest parking, and private driveways and fire lanes for access into and out of the subdivision.

Driveway Conditions

39. The private condo, multi-family, commercial, and mixed-use driveways shall be labeled as "Private Driveway and Fire Lane" on the final map.

40. The Subdivider shall construct or bond with Public Works for the private driveways and fire lanes, complying with paving design and widths, as depicted on the approved Exhibit Map dated August 20, 2025, or an Amended Exhibit Map approved by the Director.

41. The external access points and internal private driveways/fire lanes of the development shall not be gated. Except for fire emergency access gates required by Fire and utilities and/or infrastructure that require private access gating, gated vehicular access shall be listed as a prohibition within the CC&Rs and physically delineated in an exhibit or map.

42. Once the final map is recorded, the Subdivider shall post on private driveways: "No Parking-Fire Lane", unless designated parking otherwise permitted. The Subdivider shall provide for continued enforcement in the CC&Rs or maintenance agreement. The Subdivider shall submit a draft copy of the CC&Rs and/or maintenance agreement to LA County Planning for review and approval. This shall include bonding for improvements, and such bonds shall not be released until the signs are posted.

Tree Planting

43. **On-site Tree Planting**. Prior to final map recordation, the Subdivider shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size and species of the tree plantings required by this grant (currently a sum total of 6,876 trees, of which 2,333 comprise street trees; 2,593 trees for single and multi-family areas, and 1,950 for dedicated lot trees within recreation areas). The Subdivider shall post a bond guaranteeing performance of work with Public Works or provide other proof of plantings to the satisfaction of the Director. The number and placement of ornamental trees may be reviewed and modified by the Fire Forestry Division with respect to fuel modification and other requirements. Additionally, also prior to final map recordation, the Subdivider shall post a bond guaranteeing performance of work with Public Works or provide other proof of plantings to the satisfaction of the Director.

Open Space

44. Permission is granted to create additional open space lots to the satisfaction of the Director.

45. The Subdivider shall provide for the ownership and maintenance of the open space and/or lots for parks to the satisfaction of the Director. The ownership and maintenance of the lot(s) shall be provided by a HOA or dedicated to a public agency or land conservancy.

OTHER CONDITIONS

46. As agreed to by the Subdivider, Northlake Phase 1 shall substantially conform to the adopted Northlake Specific Plan ("SP") and all revisions and updates to the SP associated and approved with this grant. Northlake Phase 1 and all subsequent development approvals (such as, but not limited to, Amended Exhibit Maps) shall also substantially conform to the document marked "Northlake Design Guidebook" ("Guidebook") dated April 2025, or the latest version of said document as approved by LA County Planning.

47. As agreed to by the Subdivider, the Subdivider is required to comply with the current standards in the CalGreen Code by implementing energy-efficient building designs, pre-wiring residences with electric vehicle charging ports, implementing solar-ready rooftops, reducing indoor and outdoor water demand, and installing energy-efficient appliances and equipment.

48. As agreed to by the Subdivider, the Subdivider shall fund and provide a total of 135 or more electric vehicle ("EV") charging stations within the Project site and in locations within the surrounding Castaic community to the satisfaction of LA County Planning. The specific type, and location of the charging stations shall be approved by LA County Planning in an "EV charging station infrastructure siting concept plan" submitted to LA County Planning by the Subdivider prior to the first phased map approval; and in the same manner, for all subsequent final/phased map approvals, to the satisfaction of LA County Planning. In addition, the location and type of stations shall be noted in an "EV

charging station infrastructure siting detail plan" and depicted on all applicable Exhibit Maps/Revised Exhibit "A"s to the satisfaction of LA County Planning.

49. As agreed to by the Subdivider, the Subdivider shall fund and provide a community shuttle and service for the Northlake development residents and guests. The shuttle shall serve destinations within the Project site (such as the school, parks, highway commercial and mixed-use, live-work commercial areas) as well as outside the Project site (such as the Northlake Hills Elementary School, downtown Castaic shopping center, Sports Complex, and Valencia Commerce Center). The shuttle service shall substantially comply with the transit plans/exhibits depicted on the tentative map/Exhibit Map and in the Guidebook. Prior to final map approval, the Subdivider shall submit to LA County Planning a "community shuttle service plan" that describes the precise shuttle routes, stops, stop designs/amenities, destinations, vehicles, and other details to the satisfaction of LA County Planning.

50. As agreed to by the Subdivider, the Subdivider shall finalize, construct, and initiate the community shuttle service no later than the issuance of the 500th residential Certificate of Occupancy ("CofO") for the Project site. The Subdivider shall be responsible for tracking the progress of the CofO's and provide quarterly reports to LA County Planning for status. The community shuttle service plan is to be updated or amended every six months, or as needed, to the satisfaction of LA County Planning.

51. As agreed to by the Subdivider, the Subdivider shall construct a new school within the Northlake Phase 1, identified in Figure 5A of the Guidebook as "Alternative School Site", if requested by the local school district. The Subdivider shall notify LA County Planning in this event and shall submit an Amendment Map and Amended Exhibit Map/Revised Exhibit "A" for approval prior to final map approval and shall designate the school site/parcel on the applicable final map, to the satisfaction of LA County Planning.

52. As agreed to by the Subdivider, the Subdivider shall provide no less than 440 senior (age-restricted) housing units. Of the 440 senior units, the Subdivider shall provide no less than 345 senior age-restricted (136 rental, 209 for-sale) market-rate housing units and no less than 95 senior age-restricted for-sale affordable housing units within the Project site, and shall identify the lots containing such units on the applicable final map, to the satisfaction of LA County Planning.

53. As agreed to by the Subdivider, the Subdivider shall provide no less than 220 market rate (98 rental, 122 for-sale) housing units, no less than six live-work for-sale market rate units, and no less than 38,700 square feet of associated mixed-use commercial space within the Northlake Phase 1 General Commercial area, as presently depicted in the Guidebook, and shall identify the lots containing such units and space on the applicable final map, to the satisfaction of LA County Planning.

54. As agreed to by the Subdivider, prior to final map recordation, the Subdivider shall submit an Amendment Map and Amended Exhibit Map/Revised Exhibit "A" to LA County Planning for review and approval, depicting the General Commercial area and wildlife crossing/connection areas, as presently shown and described in the

Guidebook (or in the case of wildlife movement, as presently shown on the relevant Exhibit described herein or in a separate document), as well as any other minor changes related to the two areas described in this condition, if needed and would not go beyond the scope of the Amendment Map.

55. As agreed to by the Subdivider, the Subdivider shall provide no less than 315 affordable set-aside and deed-restricted housing units within the Project site, which equates to no less than 10 percent of the overall SP unit count of 3,150 dwellings. No less than 50 percent (or 158) of the 315 units shall be set-aside for lower and very low Income households, per State and County affordable housing guidelines, with the remaining balance of 157 affordable units set-aside for moderate income households, per State and County guidelines. If the overall SP unit count shall be less than 3,150, then the Subdivider shall provide 10 percent of the reduced final overall unit count.

56. As agreed to by the Subdivider, prior to final map recordation, the Subdivider shall coordinate with the Los Angeles County Development Authority ("LACDA") to enter into an agreement for the purpose of monitoring all affordable set-aside units and ensuring that they are deed-restricted in perpetuity, to the satisfaction of the LACDA.

57. As agreed to by the Subdivider, of the 315 affordable set-aside housing units, the Subdivider shall provide no less than 95 senior affordable set-aside and deed-restricted housing units within the General Commercial area, which equates to no less than three percent of the overall Northlake housing unit count of 3,150 dwellings. The three percent senior affordable set-aside shall be included within the overall 315-unit count of affordable set-aside units within the Northlake development. The 220 non-senior affordable units shall be provided throughout the Project site residential land use planning areas.

58. As agreed to by the Subdivider, the Subdivider shall ensure that all affordable set-aside units are developed on a 10 percent pro-rata basis with the non-affordable housing units built within the Northlake development, as per the following schedule:
    a. Affordable Units 1 through 50 to be constructed before the issuance of the 500th Northlake building permit;
    b. Units 51 through 100 before the 1,000th building permit;
    c. Units 101 through 150 before the 1,500th building permit;
    d. Units 151 through 200 before the 2,000th building permit;
    e. Units 201 through 230 before the 2,295th building permit;
    f. and Units 231 through 315 before the 3,150th building permit.

59. As agreed to by the Subdivider, together with the final map recordation, the Subdivider shall record a covenant (or covenants) for all income-restricted (affordable set-aside) and income-age restricted (senior-affordable set-aside) housing units within the Northlake development, which shall describe the income and age level restrictions of the units per State and County guidelines, and shall indicate that such restrictions are to be established in perpetuity, to the satisfaction of the LACDA.

60. As agreed to by the Subdivider, the Subdivider shall ensure that additional and/or enhanced wildlife crossings and connections are provided within/through the Project

and Northlake development, as depicted on the Exhibit marked "wildlife connectivity plan." This connectivity plan shall ensure that all Project and development landscaping and lighting located in applicable areas are compatible with the intended movement of wildlife as per the connectivity plan, to the satisfaction of the County Biologist; and shall ensure that sufficient schematic descriptions and depictions of roadway undercrossings, overcrossings, and culverts that are anticipated to facilitate wildlife movement are provided to LA County Planning prior to the approval of any final maps or grading permits for the Project, to the satisfaction of the County Biologist.

61. As agreed to by the Subdivider, prior to final map recordation, to help address noise impacts of the Project, the Subdivider shall confer with the Castaic Union School District to seek authorization to construct an approximately three-foot-high "noise wall" along the perimeter of the existing Northlake Hills Elementary School playground area. If the school district should authorize the construction of the wall, the Subdivider shall submit a site plan review for the wall to LA County Planning for review and approval and shall construct the wall prior to the issuance of the first residential unit building permit for the Project.

Attachments:

Exhibit D-1 Subdivision Committee Reports (Pages 1 to 74)

Exhibit D-2 MMRP (Pages 1 to 35)

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. R2015-00408 ("Northlake")

VESTING TENTATIVE PARCEL MAP ("VTPM") NO. 073335 (RPPL2023004448)

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on January 28, 2026, in the matter of Project No. R2015-00408, consisting of VTPM No. 073335 and related entitlements Vesting Tentative Tract Map ("VTTM") No. PM073335 (RPPL2023004448), Conditional Use Permit ("CUP") No. 201500019 (RPPL2023004316), and Environmental Assessment No. 201500030 [(RPPL2023004887) (State Clearinghouse No. 2015031080)], referred to collectively as the "Northlake Parcel Map".

2. **HEARING PROCEEDINGS.** The public hearing proceeded on Wednesday, January 28, 2026. Staff made a presentation and subsequently the applicant, Damon Mamalakis, made a presentation. The Commission then reiterated the "limited scope" of three remedies resulting from the prior court decision and order: "alternatives analysis", "spadefoot toad", and "rare plant species". County Counsel also reminded the Commission that, in addition to the three remedies, the Northlake entitlements were also required to be re-filed and re-approved. The Commission then reiterated that the PCAA only affects Phase 2, while Phase 1 (before the Commission) is unchanged by the PCAA. Commissioners asked for more information regarding affordable housing and the percentage amount of affordable units directed by the Commission back in 2018. The Commission asked questions about the fire station pad, water tanks in Phase 1, and confirmed that the HOA-funded shuttle system will include routes both internal to the project and external to offsite locations in the Santa Clarita area. There were a total of 12 public speakers, nine of them speaking virtually. A total of nine public speakers spoke-out against the project or asked for a postponement, including issues such as: suburban sprawl/leapfrog development, damage to Coastal Sage Shrub, expansion of the wildland-urban interface (WUI), fire and landslide dangers, potential gas pipeline rupture, negative effects on mountain lions, conflict with the 2022 GHG carbon reduction plan, traffic congestion, lack of discussion about new job generation, interference with wildlife linkages, lack of mitigation for the gas pipeline, and pipeline "hazard" not analyzed. Three public speakers were in favor of the project, citing reasons such as: supporting economic growth, revitalizing local commercial centers (such as re-opening a neighborhood-serving market that closed down several years ago due to poor economic conditions), more housing to help lower housing costs, developing a "thoughtful" plan that was adopted in 1992, incentivizing high school enrollment and job creation, enhancing the overall quality of life, needed transportation investments, and housing for working families that are closer to jobs. After the public speakers had concluded, the Commission made final remarks related to camera shots of wildlife movement in the culvert, gas line located offsite from the project, and that the

applicant provided support for repair work related to the pipeline rupture. Then the Commission asked about landslides and the pipeline, and grading totals. The applicant made a rebuttal of some of the remarks of those opposed to the project, stating the pipeline rupture is not located on Northlake property, the pipeline will be proposed to be located to Ridge Route Road, which is a less dangerous location further away from residences. Other applicant rebuttals included the PCAA will improve wildlife movements through the project site, the VMT appropriate baseline was used, Coastal Sage Scrub mitigation location is identified, GHG comments were upheld by the court and did not require recirculation, the third wildlife crossing is in Phase 2 and not considered at this time but could be possible to adjust the road, if needed. At the end of the hearing, during the motion, Lastly, after hearing no further testimony, comments, or rebuttal, the Commission then closed the public hearing and unanimously approved the project (5-0).

3. **ENTITLEMENT REQUESTED.** The subdivider, Northlake Associates LLC ("Subdivider") requests VTPM No. 073335 to create 17 large-lot parcels on 1,307.4 gross acres for lease and financing purposes only.

4. **RELATED ENTITLEMENT.** VTTM No. 073336 is a related request to create a total of 386 lots and 2,295 dwelling units on 720 gross acres. This includes 288 single-family residential lots; 17 multi-family lots with 1,341 attached condominium dwelling units in 268 buildings (900 ownership, 441 rental); six senior multi-family lots comprising 345 attached condominium dwellings in 68 buildings (209 ownership, 136 rental); three multi-family lots with 174 detached dwelling units in 55 buildings (132 ownership, 98 rental); one mixed-use commercial lot with 46 attached affordable dwelling units and 31,200 square feet (“sf”) of commercial space in 8 buildings (34 ownership, 12 rental); one live-work commercial lot with six live-work units comprising 7,500 sf of commercial space in 6 buildings (6 ownership, 0 rental); one senior affordable multi-family lot with 95 attached affordable dwelling units in 95 buildings (all ownership); one highway commercial lot (2.5 acres), 39 open space lots, 11 park lots, 13 debris basin lots, two water tank lots, one water quality basin lot, one pump station lot, and one fire station lot (1.4 acre building pad). Of the total 2,295 dwelling units in Northlake Phase 1, 1,777 units are proposed to be for-sale and 518 units expected for rental. This is pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).

5. **RELATED ENTITLEMENT.** CUP No. RPPL2023004316 is a related request to authorize the Northlake Specific Plan (“SP”) Site Plan Review procedure for development of 2,295 residential dwelling units; affordable set-aside housing and affordable senior set-aside housing; mixed-use and live-work development; onsite and offsite grading in excess of 100,000 cubic yards (“cy”): 17.16 million cy of cut, 15.84 million cy of fill, and 1.32 million cy of shrinkage balanced onsite, as well as 3.22 million cy of grading offsite, for an overall total of 37.54 million cy, pursuant to County Code Section 22.140.240 (Grading Projects); walls exceeding six feet in height; and construction of two water tanks with associated grading and infrastructure. As part of the proposed Northlake Phase 1, offsite improvements would include connection to existing utilities, relocation of existing utility lines, new drainage facilities, and other related infrastructure outside the boundaries of Northlake Phase 1.

6. **PREVIOUS ENTITLEMENTS.** Northlake Specific Plan No. 87172-(5), Sub-Plan Amendment No. 87172-(5), Zone Change No. 87172-(5), CUP No. 87172-(5), and Development Agreement ("DA") No. 87172-(5) authorized the SP and was approved in 1992. It authorized a maximum of 3,150 dwelling units on 1,330 acres of land, to include single-family and multi-family residences, schools, parks, and a fire station. The DA was not used and expired in 2003. Specific Plan Amendment No. 98047, DA No. 98047, CUP No. 98047, VTTM No. 51582, and CUP No. 2004-00015 were filed in 1998 and were withdrawn in 2007. The CUP included grading and the SP site plan review procedure. Also included in prior entitlements are the 2015 requests for the VTTM, VTPM, and CUP, which were approved in 2019 and subsequently litigated.

7. **ENTITLEMENTS REQUESTOR**. Unless otherwise apparent from the context, "Subdivider" shall include the Subdivider, successor in interest, owner of the property, and any other person, corporation, or other entity making use of this grant.

8. **COMMISSION APPROVAL.** The approval of VTPM No. 073335 and related entitlements VTTM and CUP will not become effective unless and until the Commission certifies the Recirculated Partial Final Supplemental Environmental Impact Report ("RPFSEIR") and approves the Northlake Parcel Map, and both have become effective.

9. **VESTING DATE.** Pursuant to Government Code Section 65866, the County and Subdivider agreed to a vesting date of March 17, 2015 pursuant to LA County Code Section 21.38 (Vesting Maps). Accordingly, Northlake Phase 1 is generally subject to the applicable rules, regulations, and official policies that were in effect as of March 17, 2015.

10. **LOCATION.** The Northlake Parcel Map site is located north of Lake Hughes Road and Ridge Route Road, east of Interstate 5 Freeway and west of Castaic Lake and Lagoon in the unincorporated community of Castaic. The Project Site is also located within a designated Very High Fire Hazard Severity Zone ("VHFHSZ") and State Responsibility Area ("SRA").

11. **LAND USE DESIGNATION.** The Northlake Parcel Map is located within the adopted SP, a component of the General Plan.

12. **ZONING.** The Northlake Parcel Map is located in the Castaic Canyon Zoned District within the Santa Clarita Valley Planning Area and is currently zoned SP.

LOCATION	SANTA CLARITA VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	SP (Specific Plan)	SP	Vacant Land
NORTH	RL5 (Rural Land 5 – One Dwelling Per 5 Acres), BLM (Bureau	A-2-2 (Light Agricultural – Two-Acre Minimum Lot Size)	Vacant Land

	of Land Management)		
EAST	BLM, RL10 (Rural Land 10 – One Dwelling Per 10 Acres), OS-PR (Open Space – Parks and Recreation), RL5, IL (Light Industrial)	A-2-2, M-1-DP (Light Manufacturing – Development Program), M-2-DP (Heavy Manufacturing – Development Program), RPD-5000-2.9DU (Residential Planned Development – 5000 Square Foot Lot Size – 2.9 Dwellings Per Acre), OS (Open Space)	Vacant Land, Elementary School, Single-Family Residences, Shopping Center
SOUTH	H2 (Large Lot Residential – 0-2 Dwellings Per Acre), IL, H18 (Medium Density Residential – 9-18 Dwellings Per Acre), CM (Major Commercial)	R-1 (Single-Family Residence), C-3 (Major Commercial), M-1 (Light Manufacturing)	Vacant Land, Shopping Center, Single-Family Residences, Senior Residences
WEST	RL5, RL1 (Rural Land 1 – One Dwelling Per Acre), IL, OS-C (Open Space Conservation)	A-2-2, A-2-1 (Light Agricultural – One-Acre Minimum Lot Size), M-1, M-1-DP, OS	Vacant Land, Single-Family Residences, Water Tank, Warehousing

13. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The SP site consists of approximately 1,330 acres located north of Lake Hughes Road and Ridge Route Road, east of I-5 Freeway and west of Castaic Lake and Lagoon in the unincorporated community of Castaic. The site is comprised of vacant land, with adjacent infrastructure such as transmission towers (via utility easement through the property) and a water tank to the west, just outside of the Northlake boundary. The Northlake Parcel Map covers 1,307.4 acres of the SP area.

The property exhibits a wide range of topographic relief, with gently-rolling hills, extremely steep slopes, and a major drainage course (Grasshopper Creek) running north-south down the middle of the Northlake Parcel Map. The property is not located within and does not contain any portion of a Significant Ecological Area ("SEA").

B. Site Access

The Northlake Parcel Map is accessible via Ridge Route Road, a Limited Secondary Highway with 64 to 80 feet of width that transitions into a 80 to 90 foot-wide Secondary Highway on the County Master Plan of Highways. Primary access to the site will be via an entrance/exit on Ridge Route Road. Secondary access to

the property will be via Northlake Boulevard, a Local Collector with 64 to 80 feet of width that transitions into an 80 to 86-foot-wide Modified Industrial Collector. The Project provides a five-foot wide or greater walkway along private and future streets throughout the property, with publicly-accessible walkways of similar widths along private drives/fire lanes providing direct access to all units.

C. Tentative Map and Exhibit Map
The VTPM No. 073335 map dated August 20, 2025, requests to create 17 large-lot parcels on 1,307.4 gross acres for lease and financing purposes only. Parcels range from 40 to 93 acres in size.

D. Grading
The grading amounts include 17.16 million cy of cut and 15.84 million cy of fill with 1.32 million cy of shrinkage to be balanced onsite, as well as 3.22 million cy of grading offsite, for a combined grading amount of 37.54 million cy.

14. **CEQA DETERMINATION.**

Supplemental Environmental Impact Report ("SEIR")
The Northlake SP Draft Supplemental EIR ("DSEIR") was released on May 2, 2017, and circulated for a 45-day public review and comment period ending on June 15, 2017. Following the close of the public comment period on the DSEIR on June 15, 2017, detailed responses to all public agency comments and comments received from members of the general public received regarding the Project and the analyses of the DSEIR were prepared and are contained in the Final SEIR ("FSEIR").

An Errata was released in February 2018, prior to the LA County Regional Planning Commission ("Planning Commission") hearing to make minor technical corrections to the SEIR and to provide further information in response to public comments received prior to the Planning Commission meeting. The Errata included only minor technical changes to the SEIR and additional information to support the SEIR's conclusions, and the Errata merely clarified or amplified or made insignificant modifications to the adequate SEIR. At the February 21, 2018, public hearing, the Planning Commission requested that the Applicant include an affordable housing component in the Project. Based on this request, the Applicant made minor revisions to the Project analyzed in the SEIR to include an affordable component. An Errata dated April 4, 2018, was prepared which concluded that the revisions involve only minor changes to the distribution of land uses and an overall reduction in density and intensity or use, and the Errata merely clarified or amplified or made insignificant modifications to the adequate SEIR. On April 18, 2018, the Planning Commission adopted the required findings, certified the SEIR, and granted the requested Project approvals. On April 23, 2018, appeals were filed by the Center for Biological Diversity, the Santa Monica Mountains Conservancy, and the Golden State Environmental Justice Alliance. A Second Errata dated August 2018 was prepared to make minor technical corrections in the SEIR and to provide further information in response to public comments at the Planning Commission meeting.

On September 25, 2018, the LA County Board of Supervisors ("Board") held a public hearing on the Project and the appeals and voted to reject the appeals, uphold the Planning Commission's approvals, and certify the SEIR. On April 2, 2019, the Board adopted the Project entitlements, CEQA findings and Mitigation Monitoring and Reporting Program ("MMRP"), and Project conditions.

A Petition for Writ of Mandate was filed in May 2019 challenging the Project. The Los Angeles Superior Court's ruling in Center For Biological Diversity and Endangered Habitats League v. County of Los Angeles, et al, Case No. 19STCP01610, dated January 11, 2021 (Court Ruling), granted in part and denied in part the Petition for Writ of Mandate. Specifically, the Court Ruling held that the SEIR for Northlake failed to comply with CEQA because it contained: (1) inadequate alternatives analysis (for failing to fully analyze a creek avoidance alternative); (2) inadequate Western Spadefoot Toad (WST) baseline assessment and, therefore, inadequate mitigation (to recreate baseline conditions; mitigation inadequate in detail and commitment); and (3) improper deferred mitigation as to rare plants (measure lacked sufficient detail).

The Court denied the Petition for Writ of Mandate regarding: (1) impacts to mountain lions/wildlife crossings, (2) aesthetics, (3) air quality/public health, (4) wildfire impacts, and (5) recirculation.

Recirculated Partial Draft SEIR ("RPDSEIR")

The LA County Department of Regional Planning ("LA County Planning") prepared a RPDSEIR. The document did not revise the original SEIR in any respect other than as directed by the Court (above) and was limited to a few portions of the SEIR. Pursuant to CEQA Guidelines Section 15088.5(c), the County only needed to recirculate the portions of the SEIR that were modified by the RPDSEIR. The County did not recirculate the other portions of the SEIR for public review and comment because those portions were not modified.

The RPDSEIR was made available for public review and comment pursuant to State CEQA Guidelines Section 15087. Copies of the RPDSEIR and appendices were available for a review period of 45 calendar days from April 14, 2025 to May 29, 2025. As CEQA Guidelines Section 15088.5, subdivision (f)(2) permits, the County requested that the scope of public comment be limited to the material that was addressed within the text of the revised portions and the appendices included in the RPDSEIR.

The Recirculated Partial Final SEIR ("RPFSEIR") was completed in June 2025.

These findings incorporate by reference, as if fully set forth herein, the CEQA Supplemental Findings of Fact ("FOF") and Statement of Overriding Considerations ("SOC") regarding the RPFSEIR for the Northlake Parcel Map, which are attached hereto as Exhibit F. As stated in the FOF, the Partial Creek Avoidance Alternative ("PCAA") is the environmental superior alternative among the project alternatives summarized in the RPDSEIR. As identified in the RPDSEIR, after implementation of the MMRP, the Northlake Parcel Map would not result in any new or substantially more severe significant impacts.

15. **AGENCY RECOMMENDATIONS.**

The Los Angeles County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works ("Public Works"), Fire ("Fire"), Parks and Recreation ("Parks and Recreation"), and Public Health ("Public Health"): Recommended clearance to public hearing with conditions of the VTTM No. 073336 map dated August 20, 2025.

A. In a letter dated April 9, 2024, Public Works recommended that the Project proceed to public hearing with required conditions of approval.

B. In a letter dated April 4, 2024, Fire recommended that the Project proceed to public hearing with required conditions of approval.

C. In a letter dated March 22, 2024, Parks and Recreation recommended that the Project proceed to public hearing with required conditions of approval.

D. In a letter dated April 4, 2024, Public Health recommended that the Project proceed to public hearing with required conditions of approval.

16. **LEGAL NOTIFICATION.** Pursuant to Sections 21.16.060 (Public Hearings), 21.16.070 (Notice of Public Hearing) and 21.16.075 (Posting) of the County Code, Staff properly notified the community of the public hearing. This included mailings, The Signal newspaper publication, and property posting. On December 11, 2025, Staff mailed a total of 362 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site. This mailing also included 46 notices to those on the courtesy mailing list for the Castaic Canyon Zoned District and to any additional interested parties. Additionally, Staff posted the Northlake case materials and hearing notice on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

17. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the SP, as the Northlake Parcel Map is for lease and financing only, and no development is proposed.

18. **GOALS AND POLICIES. The Commission finds that the Project is consistent with the following policies of the General Plan:**

- ***General Plan – Housing Element, Policy 3.1:*** *"Promote mixed-income neighborhoods and a diversity of housing types throughout unincorporated Los Angeles County to increase housing choices for all economic segments of the population."*

Northlake Phase 1 will include 2,295 new residential units with multiple housing types that will increase housing choices for varying economic segments of the population within the unincorporated County. There will be a total of 315 affordable units with a mix of rental and for-sale units.

- ***General Plan – Parks & Recreation, Policy P/R 4.3:*** *"Develop a network of feeder trails into regional trails."*

  A community trail system would connect Northlake Phase 1 to existing and planned trails in the vicinity and into regional trails. Within Northlake Phase 1, the proposed trail system would include community trails and recreational trails that would be linked to the overall SP trail system and the existing communities to the south. Bicycle facilities and bicycle route improvements in and around Northlake Phase 1 would connect to an extensive system of continuous bike paths within Northlake Phase 1 and to other communities outside Northlake Phase 1, consistent with the County's Bicycle Master Plan.

- ***General Plan – Economic Development, Policy ED 2.5:*** *"Encourage employment opportunities to be located in proximity to housing."*

  Northlake Phase 1 includes 70,875 sf of non-residential (commercial/office/retail) space in the southerly portion of the site, in close proximity to the proposed 2,295 new residential units as well as existing destinations further south, such as the aforementioned elementary school and senior retirement community. This supports and encourages employment opportunities and more accessible proximity to these destinations.

- ***General Plan – Land Use, Policy LU 5.2:*** *"Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs."*

  Northlake Phase 1 will result in 70,875 sf of onsite commercial, retail, and office development that will provide local residents with increased access to commercial and retail services, as well as public facilities such as parks, schools, and a fire station within and proximate to Northlake Phase 1. Therefore, it supports a diversity of commercial and retail services, and public facilities, that help meet regional and local needs.

- ***General Plan – Land Use, Policy LU 5.3:*** *"Support a mix of land uses that promote bicycling and walking, and reduce VMT."*

  Northlake Phase 1 provides ample and convenient opportunities for bicycling and walking, due to an extensive trail and sidewalk/walkway system that connects to

many destinations within and outside of Northlake Phase 1. This encourages more bicycling and walking, not only reducing VMT but also improving health.

The Commission also finds that the Project is consistent with the following policies of the Area Plan:

- ***Area Plan - Land Use, Policy LU-1.1.3:*** *Discourage urban sprawl into rural areas by limiting non-contiguous, "leap-frog" development outside of areas designated for urban use.*

The Northlake SP, adopted in 1992, has long been planned for residential and commercial development under the SP and is designated for residential and commercial uses. Northlake Phase 1 will be developed adjacent to existing communities, avoiding leapfrog development and unnecessary extension of infrastructure. The development proposed is consistent with the Area Plan, which accounts for the long-term planned development of the area in an orderly manner.

- ***Area Plan – Land Use, Policy LU-1.1.4:*** *Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate.*

The area of natural open space within the SP has been significantly increased from 476 acres to 783 acres compared to the original SP natural open space allotment. Much of the open space is natural and covers extensive steep slope areas that would be impractical to develop. This benefits wildlife and encourages enhancement of ecological, scenic, and cultural open space resources. Of the open space, the amount of undisturbed open space would be increased from 328 to 572 acres. Furthermore, the PCAA reduces the development footprint in the northerly portion of the site, increasing the amount of natural open space.

- ***Area Plan – Conservation and Open Space Element, Policy CO-10.1.5:*** *"Maintain open space corridors along canyons and ridgelines as a way of delineating and defining communities and neighborhoods, providing residents with access to natural areas, and preserving scenic beauty."*

The SP and part of Northlake Phase 1 utilizes the existing Grasshopper Creek area to define communities and neighborhoods by providing a linear park and multi-use trail along the creek. The park and trail link the northerly and southerly portions of the Northlake Phase 1, connecting northerly residences to the mixed-use areas in the south of the site. An equestrian staging area would also be provided in the south of the development for convenient access to the trails.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

19. **LOT AREA.** The Commission finds that the Northlake Parcel Map requires lot sizes of 20 acres or more, as provided in Section 21.32.040 (Lot sizes in excess of 10 acres—Requirements). Each parcel resulting from a division of land has a minimum gross area of 20 acres or is one-half part of a quarter-quarter section resulting from the normal division of an undersized section of land, and no improvements shall be required.

20. **MINIMUM FRONTAGE.** The Commission finds that the Northlake Parcel Map is consistent with the standards identified in County Code Section 21.24.300 (Minimum Frontage), except where locations require a waiver of frontage and have provided a justification for the waiver pursuant to Section 21.24.040 (Modifications to Access and Frontage Requirements). Lots subject to waiver include the following: Lots 131-140 (10 total).

TENTATIVE PARCEL MAP FINDINGS

21. VTPM No. 073335 has been submitted as a Vesting Tentative Parcel Map. As such, it is subject to the provisions of Chapter 21.38 (Vesting Tentative Map) of the County Code.

22. **The Commission finds that the map is consistent with the goals and policies of the General Plan and has balanced the needs for housing against the public service needs of the residents and available fiscal and environmental resources.** The Northlake Parcel Map requires a minimum lot size of 20 acres and is for lease and financing only with no development proposed. The Northlake Parcel Map will help facilitate the sale and leasing of large-lot parcels for future development.

23. **The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.** The Northlake Parcel Map requires a minimum lot size of 20 acres and is for lease and financing only with no development proposed. The Northlake Parcel Map will help facilitate the sale and leasing of large-lot parcels for future development.

24. **The Commission finds that the site is physically suitable for this type of development.** The Northlake Parcel Map requires a minimum lot size of 20 acres and is for lease and financing only with no development proposed. The Northlake Parcel Map will help facilitate the sale and leasing of large-lot parcels for future development.

25. **The Commission finds that the site is physically suitable for the proposed density of development.** The Northlake Parcel Map requires a minimum lot size of 20 acres and is for lease and financing only with no development proposed. The Northlake Parcel Map will help facilitate the sale and leasing of large-lot parcels for future development.

26. **The Commission finds the design of the subdivision, or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** The design of the Northlake Parcel Map and/or its improvements are not likely to cause substantial environmental damage because it protects, preserves, and enhances onsite biological resources through large open space areas and does not include an SEA.

27. **The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** The design of the subdivision or type of improvements are not likely to cause serious health problems as the Northlake Parcel Map provides sufficient space to accommodate 2,295 dwelling units and 70,850 sf of commercial area while maintaining ample open spaces that include a 130 acres of public-accessible park space.

28. **The Commission finds that the design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.** The design of the subdivision or type of improvements will not conflict with any easements, as all applicable easements (existing or future) have been reviewed through the subdivision process and were not found to conflict.

29. **The Commission finds that the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in that the subdivision complies with California Code of Regulations, Title 24 ("Building Standards Code), County Code Title 26 (Building Code), and guarantees compliance with the Net Zero Greenhouse Gas ("GHG") Program including solar water heating for swimming pools and "cool roofs" specified under the Building Retrofit Program included in the MMRP.** The Project will be consistent with Title 24 and Title 26 standards and will be implemented with GHG best practices and measures throughout the development area.

30. **The Commission finds that the design or the type of improvements comply with County Code Chapter 16.44 (Electrical Transmission and Distribution Systems) by undergrounding utilities (conduits, cables, and other facilities) providing adequate service including telephone and internet services to each parcel.** The Project will construct adequate utilities to serve the additional residents, visitors, employees, and guests within the development area.

SUPPLEMENTAL FINDINGS (VHFHSZ)

31. **The Commission finds that the design, location of, and access to each lot of the subdivision, and the subdivision as a whole, subject to the Northlake Parcel Map Permit conditions, are consistent with applicable regulations adopted by the State Board of Forestry and Fire Protection, pursuant to sections 4290 and 4291 of the Public Resources Code.** The Commission further finds that the Northlake Parcel Map site is located within a VHFHSZ and SRA. As such, the Subdivider is required to comply with applicable fire and building codes meant to create a wildfire-resistant development, including the implementation of defensible space, fire-ignition

construction and building materials, and home/structure hardening. Furthermore, the Commission finds that a conceptual fuel modification plan was reviewed and approved by Fire's Fuel Modification Division prior to approval of the VTTM. The Commission also finds that final fuel modification plans will require approval from Fire prior to the issuance of building permits. The Commission further finds that upon occupancy, the Fire Forestry Division will conduct random annual inspections for compliance with brush clearance regulations per the County's Fire Code. In addition, the Commission finds that the Northlake Parcel Map would provide emergency vehicle access in addition to the private driveway and fire lanes within the development. As such, the Northlake Parcel Map would ensure that land uses have adequate setbacks, fuel modification areas, and emergency access routes. Finally, the Commission finds that this is supported by the SEIR, including evacuation plans and a fuel modification plan, in the Administrative Record for the Northlake Parcel Map.

32. **The Commission finds that structural fire protection and suppression services will be available for the subdivision through Fire.** The Commission finds that VTPM No. 073335 dated August 20, 2025 and the RPSEIR were reviewed and approved by Fire. The Commission further finds that the subdivider would pay the Fire Facility Fee, which constitutes full mitigation for development impacts associated with the need for additional fire protection services or facilities.

ENVIRONMENTAL FINDINGS

33. As stated above, these findings incorporate by reference, as if fully set forth herein, the FOF and SOC regarding the RPFSEIR for the Northlake Parcel Map, which are attached hereto as Exhibit F. As stated in the FOF, the PCAA is the environmental superior alternative among the project alternatives summarized in the RPDSEIR. As identified in the RPDSEIR, after implementation of the MMRP, the Northlake Parcel Map would not result in any new or substantially more severe significant impacts.

34. The Commission finds that the Subdivider is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

ADMINISTRATIVE FINDINGS

35. **HOUSING ACCOUNTABILITY ACT**. The Commission finds that the Northlake Parcel Map is considered a housing development that is consistent with the General Plan and would not have a specific adverse impact upon public health or safety as described in the tentative map, and environmental findings.

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

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS AND CONCLUDES THAT:

A. The map is consistent with the goals and policies of the General Plan.

B. The design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.

C. The Northlake Property is physically suitable for this type of development since the Project complies with all development standards of the Northlake SP Overlay which provides the appropriate land use designations for the Project.

D. The Northlake Property is physically suitable for the proposed density of development since the Project is consistent with all development standards of the Northlake SP Overlay which provides the appropriate land use densities for the Project.

E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

F. The design of the subdivision or type of improvements is not likely to cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors have been considered in the County's review of the Project.

G. The design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

H. The design, location of, and access to each lot of the subdivision, and the subdivision as a whole, subject to the Northlake Parcel Map Permit conditions, are consistent with applicable regulations adopted by the State Board of Forestry and Fire Protection, pursuant to sections 4290 and 4291 of the Public Resources Code, and are supported by the 2019 SEIR and the current RPFSEIR, and the Administrative Record for this Project.

I. The structural fire protection and fire suppression services will be available for the subdivision through Fire.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the RPFSEIR for the Northlake Parcel Map by finding, pursuant to State and County CEQA Guidelines, that it was completed in compliance with CEQA, presented, reviewed and considered by the Commission prior to approving the Northlake Parcel Map, and reflects the independent judgment and analysis of the Commission.

2. Adopts the Supplemental Findings of Fact prepared pursuant to Public Resources Code Sections 21081 and 21081.5 and State CEQA Guidelines Section 15091.

3. Adopts the MMRP for the Northlake Parcel Map by finding that it is adequately designed to ensure compliance with the mitigation measures during the Northlake Parcel Map implementation.

4. Determines that the Northlake Parcel Map's significant and unavoidable impacts are outweighed by specifical social, economic, legal, technological, or other considerations by adopting the Statement of Overriding Considerations prepared pursuant to Public Resources Code Section 21081(b) and State CEQA Guidelines Section 15093.

5. Approves **VESTING TENTATIVE PARCEL MAP NO. 073335**, subject to the attached conditions.

ACTION DATE: January 28, 2026

DD:SMT:JSH:EGA:JDS
10/30/2025

c: Each Commissioner

6274854.1

LOS ANGELES COUNTY
DEPARTMENT OF LA COUNTY PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. R2015-00408-(5) ("NORTHLAKE")
VESTING TENTATIVE TRACT MAP ("VTPM") NO. 073335 (RPPL2023004336)

PROJECT DESCRIPTION

Northlake Associates LLC includes the Northlake Parcel Map with 17 large-lot parcels on 1,307.4 gross acres for lease and financing purposes only. It covers the entire Specific Plan ("SP") site with the exception of 22.6 acres removed from the development due to the prior completed construction of the Northlake Hills Elementary School.

This grant, the VTPM, is subject to the following conditions and requirements of approval:

GENERAL CONDITIONS

1. **Subdivider**. 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. **Affidavit of Acceptance**. 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 LA County Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition Nos. 13 and 16. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 6, and 7 shall be effective immediately upon the date of final approval of this grant by the County.

3. **Date of Final Approval**. 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 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.

4. **Indemnification**. 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 subdivision approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitations period. The County shall promptly notify the Subdivider of any claim, action, or proceeding and the County shall reasonably 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 reasonably in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the subdivision shall be void and the privileges granted hereunder shall lapse.

6. **Litigation Deposit**. 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 LA County Planning in the minimum amount of $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 LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to the Subdivider or the Subdivider's counsel.

    A. 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 to the minimum required 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.

    B. 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 (Fees for Providing County Records).

7. **Expiration**. VTPM No. 073335 shall expire on January 28, 2028. The Hearing Officer may grant one (or more) time extensions to the terms of approval of the tentative map. If requested, time extension(s) shall be requested in writing and with the payment of the applicable fee prior to such expiration date. The total number of extensions shall not exceed the maximum number of extensions authorized by the Subdivision Map Act.

8. **Exhibit Map**. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit Map. If changes to any of the plans marked Exhibit Map are required as a result of instruction given at the public hearing, a modified Exhibit Map shall be submitted to LA County Planning by **March 29, 2026 (60 calendar days from the date of approval)**.

9. **Revisions to Exhibit Map**. In the event that subsequent revisions to the approved Exhibit Map are submitted the Subdivider shall submit the proposed plans to the Director of LA County Planning ("Planning Director") for review and approval. All revised plans must substantially conform to the originally approved Exhibit Map. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

10. **Conditions Compliance**. The subject property shall be 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 Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Subdivider from compliance with these conditions and applicable regulations.

11. **Inspection**. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Subdivider shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be $456.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater.

    Inspections may be unannounced. Inspections may be conducted utilizing available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the Subdivider pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Subdivider upon request.

12. **Library Facilities Mitigation Fees**. Prior to the issuance of any building permit(s), the Subdivider shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to Chapter 22.264 of the County Code. 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 LA County Planning.

13. **Environmental Document Filing Fees**. Within five (5) working days from the day after the appeal period ends on **February 9, 2026,** (by **February 16, 2026**), the Subdivider shall remit processing fees at the County Registrar-Recorder/County Clerk Office (i.e. County Clerk's Office), payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife ("CDFW") pursuant to section 711.4 of the California Fish and Game Code, the Subdivider shall pay the fees in effect at the time of filing the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **$4,198.50** ($4,123.50 for an Environmental Impact Report ("EIR") plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid. Fees shall apply unless waived by CDFW.

14. **Mitigation Monitoring and Reporting Program ("MMRP")**. The Subdivider shall comply with all mitigation measures as identified and revised in the MMRP, attached as Exhibit D-2, which are incorporated by this reference as if set forth fully herein.

15. **Covenant and Agreement**. Within thirty (30) days of the date of final approval of the grant by the County, the Subdivider shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Supplemental EIR (including the Final Recirculated Portions of the Supplemental Environmental Impact Report) ("RPFSEIR") for this project, in the County Recorder's Office. Prior to recordation of the covenant, the Subdivider shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Subdivider shall submit annual mitigation monitoring reports to LA County Planning for approval or as

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

16. **MMRP Deposit**. The Subdivider shall deposit an initial sum of **$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The Subdivider shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.

17. **Revocation**. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the LA County Planning Commission ("Commission") or a 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's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations) of the County Code.

18. **County Fire Code**. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").

19. **County Public Works Requirements**. All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.

20. **Compliance with County Code Title 21 and Title 22**. All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Vesting Tentative Map and Exhibit Map, or an approved Amendment Map/Amended Exhibit Map.

21. **Maintenance**. 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. 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 LA County Planning. In the event of graffiti or other extraneous markings occurring, the Subdivider shall remove or cover said markings, drawings, or signage within 48 hours of such notification, 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.

TENTATIVE PARCEL MAP SPECIFIC CONDITIONS

22. **Grant**. This grant shall authorize the creation of 17 large-lot parcels on 1,307.4 gross acres for lease and financing purposes only.

23. **Code Compliance**. The Subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code, and the Subdivision Map Act.

24. **Lot Line Adjustments**. Permission is granted to adjust lot lines to the satisfaction of LA County Planning and Public Works.

25. **Subdivision Committee Conditions**. Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (VTPM dated March 5, 2024), consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation ("Parks and Recreation"), and Public Health.

PRIOR TO RECORDATION OF A FINAL MAP

26. **Final Map Phasing**. A final parcel map is required**.** Permission is granted to record multiple final maps, provided that a phasing exhibit (or updated phasing exhibit) is submitted to LA County Planning for review and approval, prior to final map recordation. The phasing exhibit shall depict the timing of offsite improvements and open space dedication, number of phases, all lots to be phased, dwelling units per phase, gross and net lot area(s), and required homeowner's association ("HOA") and natural open space calculations.

Easements

27. **Easements Depicted on Final Map**. All existing and proposed easements shall be depicted on the final map, as shown on the Existing and Proposed Easements Table on the approved Tentative/Exhibit Map for ingress/egress, reciprocal access, trails, and utilities, etc. to the satisfaction of LA County Planning, Parks and Recreation, and Public Works.

28. **Easements**. The Subdivider shall submit a draft copy of the reciprocal ingress and egress easements for the private driveways to the Director for review and approval.

29. **Draft Covenant Regarding Proposed Easements**. Prior to final map recordation, the Subdivider shall submit a draft covenant to LA County Planning for review and approval, agreeing to record all proposed easements as designated on the approved Tentative/Exhibit Maps. The approved covenant shall be recorded immediately after the recordation of the final map.

Attachments:

Exhibit D-1 Subdivision Committee Reports (pages 1 to 15)

Exhibit D-2 MMRP (pages 1 to 35)

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. R2015-00408

CONDITIONAL USE PERMIT ("CONDITIONAL USE PERMIT") NO. RPPL2023004316

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on January 28, 2026, in the matter of Project No. R2015-00408 ("Northlake"), consisting of CUP No. RPPL2023004316 and related entitlements Vesting Tentative Tract Map ("VTTM") No. 073336, Vesting Tentative Parcel Map ("VTPM") No. PM073335 (RPPL2023004448), and Environmental Assessment No. 201500030 [(RPPL2023004887) (State Clearinghouse No. 2015031080)]. These are collectively referred to as the "Northlake Phase 1".

2. **HEARING PROCEEDINGS.** The public hearing proceeded on Wednesday, January 28, 2026. Staff made a presentation and subsequently the applicant, Damon Mamalakis, made a presentation. The Commission then reiterated the "limited scope" of three remedies resulting from the prior court decision and order: "alternatives analysis", "spadefoot toad", and "rare plant species". County Counsel also reminded the Commission that, in addition to the three remedies, the Northlake entitlements were also required to be re-filed and re-approved. The Commission then reiterated that the PCAA only affects Phase 2, while Phase 1 (before the Commission) is unchanged by the PCAA. Commissioners asked for more information regarding affordable housing and the percentage amount of affordable units directed by the Commission back in 2018. The Commission asked questions about the fire station pad, water tanks in Phase 1, and confirmed that the HOA-funded shuttle system will include routes both internal to the project and external to offsite locations in the Santa Clarita area. There were a total of 12 public speakers, nine of them speaking virtually. A total of nine public speakers spoke-out against the project or asked for a postponement, including issues such as: suburban sprawl/leapfrog development, damage to Coastal Sage Shrub, expansion of the wildland-urban interface (WUI), fire and landslide dangers, potential gas pipeline rupture, negative effects on mountain lions, conflict with the 2022 GHG carbon reduction plan, traffic congestion, lack of discussion about new job generation, interference with wildlife linkages, lack of mitigation for the gas pipeline, and pipeline "hazard" not analyzed. Three public speakers were in favor of the project, citing reasons such as: supporting economic growth, revitalizing local commercial centers (such as re-opening a neighborhood-serving market that closed down several years ago due to poor economic conditions), more housing to help lower housing costs, developing a "thoughtful" plan that was adopted in 1992, incentivizing high school enrollment and job creation, enhancing the overall quality of life, needed transportation investments, and housing for working families that are closer to jobs. After the public speakers had concluded, the Commission made final remarks related to camera shots of wildlife movement in the culvert, gas line located offsite from the project, and that the

applicant provided support for repair work related to the pipeline rupture. Then the Commission asked about landslides and the pipeline, and grading totals. The applicant made a rebuttal of some of the remarks of those opposed to the project, stating the pipeline rupture is not located on Northlake property, the pipeline will be proposed to be located to Ridge Route Road, which is a less dangerous location further away from residences. Other applicant rebuttals included the PCAA will improve wildlife movements through the project site, the VMT appropriate baseline was used, Coastal Sage Scrub mitigation location is identified, GHG comments were upheld by the court and did not require recirculation, the third wildlife crossing is in Phase 2 and not considered at this time but could be possible to adjust the road, if needed. At the end of the hearing, during the motion, Lastly, after hearing no further testimony, comments, or rebuttal, the Commission then closed the public hearing and unanimously approved the project (5-0).

3. **ENTITLEMENTS REQUESTED.** Northlake Associates LLC ("Permittee") requests CUP No. RPPL2023004316, a request to authorize a SP site plan review procedure for development of 2,295 residential dwelling units; affordable set-aside housing and affordable senior set-aside housing; mixed-use and live-work development; onsite and offsite grading in excess of 100,000 cubic yards (“cy”) with an overall onsite and offsite total of 37.54 million cy of cut and fill material; onsite quantities include 34.32 million cy (17.16 million cy of cut, 15.84 million cy of fill, and 1.32 cy of shrinkage) to be balanced onsite; offsite grading includes an additional 2.15 million cy of cut and 1.07 million cy of fill for an offsite total of 3.22 million cy of combined cut and fill; pursuant to County Code Section 22.140.240 (Grading Projects); walls exceeding six feet in height; and construction of two water tanks with associated grading and infrastructure. As part of the proposed Project, offsite improvements would include connection to existing utilities, relocation of existing utility lines, new drainage facilities, and other related infrastructure outside the boundaries of Northlake Phase 1.

4. **RELATED ENTITLEMENT.** VTTM No. 073336 to create a total of 386 lots and 2,295 dwelling units on 720 gross acres. This includes 288 single-family residential lots; 17 multi-family lots with 1,341 attached condominium dwelling units in 268 buildings (900 ownership, 441 rental); six senior multi-family lots comprising 345 attached condominium dwellings in 68 buildings (209 ownership, 136 rental); three multi-family lots with 174 detached dwelling units in 55 buildings (132 ownership, 98 rental); one mixed-use commercial lot with 46 attached affordable dwelling units and 31,200 square feet (“sf”) of commercial space in 8 buildings (34 ownership, 12 rental); one live-work commercial lot with six live-work units comprising 7,500 sf of commercial space in 6 buildings (6 ownership, 0 rental); one senior affordable multi-family lot with 95 attached affordable dwelling units in 95 buildings (all ownership); one highway commercial lot (2.5 acres), 39 open space lots, 11 park lots, 13 debris basin lots, two water tank lots, one water quality basin lot, one pump station lot, and one fire station lot (1.4 acre building pad). Of the total 2,295 dwelling units in Northlake Phase 1, 1,777 units are proposed to be for-sale and 518 units expected for rental. This is pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).

5. **RELATED ENTITLEMENT.** VTPM No. 073335 is a related request to create 17 large-lot parcels on 1,307.4 gross acres for lease and financing purposes only.

6. **PREVIOUS ENTITLEMENTS.** Northlake Specific Plan No. 87172-(5), Sub-Plan Amendment No. 87172-(5), Zone Change No. 87172-(5), CUP No. 87172-(5), and Development Agreement ("DA") No. 87172-(5) authorized the SP and was approved in 1992. It authorized a maximum of 3,150 dwelling units on 1,330 acres of land, to include single-family and multi-family residences, schools, parks, and fire station. The DA was not used and expired in 2003. Specific Plan Amendment No. 98047, DA No. 98047, CUP No. 98047, VTTM No. 51582, and CUP No. 2004-00015 were filed in 1998 and were withdrawn in 2007. The CUP included grading and the SP site plan review procedure. Also included in prior entitlements are the 2015 requests for the VTTM, VTPM, and CUP, which were approved in 2019 and subsequently litigated.

7. **ENTITLEMENTS REQUESTOR**. Unless otherwise apparent from the context, "Permittee" shall include the Permittee, successor in interest, owner of the property, and any other person, corporation, or other entity making use of this grant.

8. **COMMISSION APPROVAL.** The approval of CUP No. RPPL2023004316 and related entitlements VTTM and VTPM will not become effective unless and until the Commission certifies the SEIR and approves Northlake Phase 1, and both have become effective.

9. **VESTING DATE.** Pursuant to Government Code Section 65866, the County and Permittee agreed to a vesting date of March 17, 2015. Accordingly, Northlake is generally subject to the applicable rules, regulations, and official policies that were in effect as of March 17, 2015.

10. **LOCATION.** The Northlake site is located north of Lake Hughes Road, east of Ridge Route Road and of Interstate 5 Freeway, and west of Castaic Lake and Lagoon in the unincorporated community of Castaic. Northlake Phase 1 Site is also located within a designated Very High Fire Hazard Severity Zone ("VHFHSZ") and State Responsibility Area ("SRA").

11. **LAND USE DESIGNATION.** Northlake Phase 1 is located within various designations within the SP, a component of the General Plan. It includes Single-Family, Multi-Family, General Commercial, Public Facilities, Recreation, and Open Space uses.

12. **ZONING.** Northlake Phase 1 is located in the Castaic Canyon Zoned District within the Santa Clarita Valley Planning Area and is currently zoned SP (Specific Plan). The surrounding zoning is listed in the table below:

LOCATION	SANTA CLARITA VALLEY AREA PLAN ("AREA PLAN") LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	SP (Specific Plan)	SP	Vacant Land

NORTH	RL5 (Rural Land 5 – One Dwelling Per 5 Acres), BLM (Bureau of Land Management)	A-2-2 (Light Agricultural – Two-Acre Minimum Lot Size)	Vacant Land
EAST	BLM, RL10 (Rural Land 10 – One Dwelling Per 10 Acres), OS-PR (Open Space – Parks and Recreation), RL5, IL (Light Industrial)	A-2-2, M-1-DP (Light Manufacturing – Development Program), M-2-DP (Heavy Manufacturing – Development Program), RPD-5000-2.9DU (Residential Planned Development – 5000 Square Foot Lot Size – 2.9 Dwellings Per Acre), OS (Open Space)	Vacant Land, Elementary School, Single-Family Residences, Shopping Center
SOUTH	H2 (Large Lot Residential – 0-2 Dwellings Per Acre), IL, H18 (Medium Density Residential – 9-18 Dwellings Per Acre), CM (Major Commercial)	R-1 (Single-Family Residence), C-3 (Major Commercial), M-1 (Light Manufacturing)	Vacant Land, Shopping Center, Single-Family Residences, Senior Residences
WEST	RL5, RL1 (Rural Land 1 – One Dwelling Per Acre), IL, OS-C (Open Space Conservation)	A-2-2, A-2-1 (Light Agricultural – One-Acre Minimum Lot Size), M-1, M-1-DP, OS	Vacant Land, Single-Family Residences, Water Tank, Warehousing

13. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The SP site consists of approximately 1,330 acres located north of Lake Hughes Road and Ridge Route Road, east of I-5 Freeway and west of Castaic Lake and Lagoon in the unincorporated community of Castaic. The site is comprised of vacant land, with adjacent infrastructure such as transmission towers (via utility easement through the property) and a water tank to the west, just outside of the Northlake boundary. Northlake Phase 1 consists of 720 acres.

The property exhibits a wide range of topographic relief, with gently-rolling hills, extremely steep slopes, and a major drainage course (Grasshopper Creek) running north-south down the middle of Northlake Phase 1. The property is not located within and does not contain any portion of a Significant Ecological Area ("SEA").

B. Site Access

Northlake Phase 1 is accessible via Ridge Route Road, a Limited Secondary Highway on the County Master Plan of Highways with 64 to 80 feet of width that transitions into an 80 to 90 foot-wide Secondary Highway on the County Master

Plan of Highways. Primary access to the site will be via an entrance/exit on Ridge Route Road. Secondary access to the property will be via Northlake Boulevard, a Local Collector with 64 to 80 feet of width that transitions into an 80 to 86-foot-wide Modified Industrial Collector. Northlake Phase 1 provides a five-foot wide or greater walkway along private and future streets throughout the property, with publicly-accessible walkways of similar widths along private drives/fire lanes providing direct access to all units.

C. Tentative Map and Exhibit Map

The VTTM No. 073336 tentative map and Exhibit Map dated August 20, 2025, consists of Northlake Phase 1. It depicts a total of 386 lots and 2,295 dwelling units on 720 gross acres. This includes 288 single-family residential lots; 17 multi-family lots with 1,341 attached condominium dwelling units in 268 buildings (900 ownership, 441 rental); six senior multi-family lots comprising 345 attached condominium dwellings in 68 buildings (209 ownership, 136 rental); three multi-family lots with 174 detached dwelling units in 55 buildings (132 ownership, 98 rental); one mixed-use commercial lot with 46 attached affordable dwelling units and 31,200 square feet ("sf") of commercial space in 8 buildings (34 ownership, 12 rental); one live-work commercial lot with six live-work units comprising 7,500 sf of commercial space in 6 buildings (6 ownership, 0 rental); one senior affordable multi-family lot with 95 attached affordable dwelling units in 95 buildings (all ownership); one highway commercial lot (2.5 acres), 39 open space lots, 11 park lots, 13 debris basin lots, two water tank lots, one water quality basin lot, one pump station lot, and one fire station lot (1.4 acre building pad). Of the total 2,295 dwelling units in Northlake Phase 1, 1,777 units are proposed to be for-sale and 518 units expected for rental. This is pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps).

D. Affordable and Senior Housing

Northlake Phase 1 proposes a total of 315 affordable attached rental units for Very Low, Lower, and Moderate Income households, of which 269 shall be affordable rental and 95 shall be senior affordable rental units. Though not subject to the IHO due to the adopted SP, the Subdivider has offered the affordable units through the CUP. The affordable units shall be dispersed throughout Northlake Phase 1. In addition, Northlake Phase 1 proposes 345 market-rate attached senior units (209 ownership, 136 rental) within the site.

E. Parking

Northlake Phase 1 requires an overall total of 5,284 parking spaces. It will provide a total of 5,670 parking spaces, to include 4,167 residential parking spaces required and provided; 639 guest parking spaces required and 1,021 provided; 65 accessible spaces required and 69 provided; and 413 commercial spaces required and provided. Lastly, there are four Type A loading spaces distributed throughout the office, commercial, and mixed-use development areas.

F. Internal Circulation

Northlake Phase 1 would incorporate various internal roadway improvements, including arterials, residential collectors, and private drives. A series of public collector streets and private drives within Northlake Phase 1 and would provide access to the various areas and land uses on-site, to include the Community Sports Park, Grasshopper Creek Park, fire station, mixed-use development, senior housing development, and potential school site. All of these internal destinations would be accessible via a shuttle system managed by the Northlake Homeowner's Association ("HOA") as detailed in the original 2019 LA County Board of Supervisors ("Board") approval and included in the Northlake Phase 1 conditions. Within Northlake Phase 1, the proposed trail system would include community trails, bike lanes, and recreational trails linked to the above-mentioned destinations. In addition to the various trail types that would serve as bicycle routes, Northlake Phase 1 would expand bicycle facilities in the area.

G. Condominium Project
Pursuant to the Subdivision Map Act, condominium units may be leased or sold. Renters of condominium units may not receive sufficient notification when an owner decides to sell the units. In order to provide renters with proper notification, notification is required 180 days prior to termination of tenancy in the event the condominium units are first leased and then later sold.

H. Grading
The grading amounts include 17.16 million cy of cut and 15.84 million cy of fill with 1.32 million cy of shrinkage to be balanced onsite, as well as 3.22 million cy of offsite grading, for a combined grading amount of 37.54 million cy.

I. Oak Trees
There are no Oak trees on the subject property.

14. **CEQA DETERMINATION.**

Supplemental Environmental Impact Report ("SEIR")
The Northlake Phase 1 Draft Supplemental EIR ("DSEIR") was released on May 2, 2017, and circulated for a 45-day public review and comment period ending on June 15, 2017. Following the close of the public comment period on the DSEIR on June 15, 2017, detailed responses to all public agency comments and comments received from members of the general public received regarding Northlake Phase 1 and the analyses of the DSEIR were prepared and were contained in the Final SEIR ("FSEIR").

An Errata was released in February 2018, prior to the Commission hearing to make minor technical corrections to the SEIR and to provide further information in response to public comments received prior to the Planning Commission meeting. The Errata included only minor technical changes to the SEIR and additional information to support the SEIR's conclusions, and the Errata merely clarified or amplified or made insignificant modifications to the adequate SEIR. At the February 21, 2018, public hearing, the Planning Commission requested that the Subdivider include an affordable

housing component in the Project. Based on this request, the Subdivider made minor revisions to the Project analyzed in the SEIR to include an affordable component. An Errata dated April 4, 2018 was prepared which concluded that the revisions involve only minor changes to the distribution of land uses and an overall reduction in density and intensity or use, and the Errata merely clarified or amplified or made insignificant modifications to the adequate SEIR. On April 18, 2018, the Planning Commission adopted the required findings, certified the SEIR, and granted the requested Project approvals. On April 23, 2018, appeals were filed by the Center for Biological Diversity, the Santa Monica Mountains Conservancy, and the Golden State Environmental Justice Alliance. A Second Errata dated August 2018 was prepared to make minor technical corrections in the SEIR and to provide further information in response to public comments at the Planning Commission meeting.

On September 25, 2018, the Board held a public hearing on Northlake Phase 1 and the appeals and voted to reject the appeals, uphold the Planning Commission approvals, and certify the SEIR. On April 2, 2019, the Board adopted the Northlake Phase 1 entitlements, CEQA findings and Mitigation Monitoring and Reporting Program ("MMRP"), and Northlake Phase 1 conditions.

A Petition for Writ of Mandate was filed in May 2019, challenging Northlake Phase 1. The Los Angeles Superior Court's ruling in Center For Biological Diversity and Endangered Habitats League v. County of Los Angeles, et al, Case No. 19STCP01610, dated January 11, 2021 ("Court Ruling"), granted in part and denied in part the Petition for Writ of Mandate. Specifically, the Court Ruling held that the SEIR for Northlake Phase 1 failed to comply with CEQA because it contained: (1) inadequate alternatives analysis (for failing to fully analyze a creek avoidance alternative); (2) inadequate Western Spadefoot Toad (WST) baseline assessment and, therefore, inadequate mitigation (to recreate baseline conditions; mitigation inadequate in detail and commitment); and (3) improper deferred mitigation as to rare plants (measure lacked sufficient detail).

The Court denied the Petition for Writ of Mandate regarding: (1) impacts to mountain lions/wildlife crossings, (2) aesthetics, (3) air quality/public health, (4) wildfire impacts, and (5) recirculation.

These findings incorporate by reference, as if fully set forth herein, the CEQA Supplemental Findings of Fact ("FOF") and Statement of Overriding Considerations ("SOC") regarding the RPFSEIR for Northlake Phase 1, which are attached hereto as Exhibit F. As stated in the FOF, the Partial Creek Avoidance Alternative ("PCAA") is the environmental superior alternative among the project alternatives summarized in the RPDSEIR. As identified in the RPDSEIR, after implementation of the MMRP, Northlake Phase 1 would not result in any new or substantially more severe significant impacts.

<u>Recirculated Partial Draft SEIR ("RPDSEIR")</u>
The LA County Department of Regional Planning ("LA County Planning") prepared a RPDSEIR. The document did not revise the original SEIR in any respect other than as directed by the Court (above) and was limited to a few portions of the SEIR. Pursuant

to CEQA Guidelines Section 15088.5(c), the County only needed to recirculate the portions of the SEIR that were modified by the RPDSEIR. The County did not recirculate the other portions of the SEIR for public review and comment because those portions were not modified.

The RPDSEIR was made available for public review and comment pursuant to State CEQA Guidelines Section 15087. Copies of the RPDSEIR and appendices were available for a review period of 45 calendar days from April 14, 2025, to May 29, 2025. As CEQA Guidelines Section 15088.5, subdivision (f)(2) permits, the County requested that the scope of public comment be limited to the material that was addressed within the text of the revised portions and the appendices included in the RPDSEIR. The RPFSEIR was completed in June 2025.

The Recirculated Partial Final SEIR ("RPFSEIR") was completed in June 2025.

15. **AGENCY RECOMMENDATIONS.**

The Los Angeles County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works ("Public Works"), Fire ("Fire"), Parks and Recreation ("Parks and Recreation"), and Public Health ("Public Health"): Recommended clearance to public hearing with conditions of the VTTM No. 073336 map dated August 20, 2025.

A. In a letter dated September 18, 2025, Public Works recommended that the Project proceed to public hearing with required conditions of approval.

B. In a letter dated September 23, 2025, Fire recommended that the Project proceed to public hearing with required conditions of approval.

C. In a letter dated September 24, 2025, Parks and Recreation recommended that the Project proceed to public hearing with required conditions of approval.

D. In a letter dated October 1, 2025, Public Health recommended that the Project proceed to public hearing with required conditions of approval.

16. **LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, Staff properly notified the community of the public hearing. This included mailings, The Signal newspaper publication, and property posting. On December 11, 2025, Staff mailed a total of 362 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site. This mailing also included 46 notices to those on the courtesy mailing list for the Castaic Canyon Zoned District and to any additional interested parties. Additionally, Staff posted the Northlake case materials and hearing notice on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

17. **LAND USE POLICY.** The Commission finds that Northlake Phase 1 is consistent with the goals and policies of the SP because the Single-Family, Multi-Family, General Commercial, Public Facilities, Recreation, and Open Space land use designations of the SP are being appropriately implemented as part of Northlake Phase 1. It complies with the maximum density of 2,295 dwelling units established by the SP. In addition, Northlake Phase 1 realizes a substantial amount of new housing units which are needed to address the State's housing crisis. Furthermore, Northlake Phase 1 will implement substantial open space in the forms of recreation (public parks) and preserves (undisturbed and disturbed open space).

18. **GOALS AND POLICIES. The Commission finds that Northlake Phase 1 is consistent with the following policies of the General Plan:**

- ***General Plan – Housing Element, Policy 3.1:*** *"Promote mixed-income neighborhoods and a diversity of housing types throughout the unincorporated Los Angeles County to increase housing choices for all economic segments of the population."*

  Northlake Phase 1 will include 2,295 new residential units with multiple housing types that will increase housing choices for varying economic segments of the population within the unincorporated County. There will be a total of 315 affordable units with a mix of rental and for-sale units.

- ***General Plan – Parks & Recreation, Policy P/R 4.3:*** *"Develop a network of feeder trails into regional trails."*

  A community trail system would connect Northlake Phase 1 to existing and planned trails in the vicinity and into regional trails. Within Northlake Phase 1, the proposed trail system would include community trails and recreational trails that would be linked to the overall SP trail system and the existing communities to the south. Bicycle facilities and bicycle route improvements in and around Northlake Phase 1 would connect to an extensive system of continuous bike paths within Northlake Phase 1 and to other communities outside Northlake Phase 1, consistent with the County's Bicycle Master Plan.

- ***General Plan – Economic Development, Policy ED 2.5:*** *"Encourage employment opportunities to be located in proximity to housing."*

  Northlake Phase 1 includes 70,875 sf of non-residential (commercial/office/retail) space in the southerly portion of the site, in close proximity to the proposed 2,295 new residential units as well as existing destinations further south, such as the aforementioned elementary school and senior retirement community. This supports and encourages employment opportunities and more accessible proximity to these destinations.

- ***General Plan – Land Use, Policy LU 5.2:*** *"Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs."*

  Northlake Phase 1 will result in 70,875 sf of onsite commercial, retail, and office development that will provide local residents with increased access to commercial and retail services, as well as public facilities such as parks, schools, and a fire station within and proximate to Northlake Phase 1. Therefore, it supports a diversity of commercial and retail services, and public facilities, that help meet regional and local needs.

- ***General Plan – Land Use, Policy LU 5.3:*** *"Support a mix of land uses that promote bicycling and walking, and reduce VMT."*

  Northlake Phase 1 provides ample and convenient opportunities for bicycling and walking, due to an extensive trail and sidewalk/walkway system that connects to many destinations within and outside of Northlake Phase 1. This encourages more bicycling and walking, not only reducing VMT but also improving health.

The Commission also finds that the Project is consistent with the following policies of the Area Plan:

- ***Area Plan - Land Use, Policy LU-1.1.3:*** *Discourage urban sprawl into rural areas by limiting non-contiguous, "leap-frog" development outside of areas designated for urban use.*

The Northlake SP, adopted in 1992, has long been planned for residential and commercial development under the SP and is designated for residential and commercial uses. Northlake Phase 1 will be developed adjacent to existing communities, avoiding leapfrog development and unnecessary extension of infrastructure. The development proposed is consistent with the Area Plan, which accounts for the long-term planned development of the area in an orderly manner.

- ***Area Plan – Land Use, Policy LU-1.1.4:*** *Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate.*

The area of natural open space within the SP has been significantly increased from 476 acres to 783 acres compared to the original SP natural open space allotment. Much of the open space is natural and covers extensive steep slope areas that would be impractical to develop. This benefits wildlife and encourages enhancement of ecological, scenic, and cultural open space resources. Of the open space, the amount

of undisturbed open space would be increased from 328 to 572 acres. Furthermore, the PCAA reduces the development footprint in the northerly portion of the site, increasing the amount of natural open space.

- ***Area Plan – Conservation and Open Space Element, Policy CO-10.1.5:*** *"Maintain open space corridors along canyons and ridgelines as a way of delineating and defining communities and neighborhoods, providing residents with access to natural areas, and preserving scenic beauty."*

The SP and part of Northlake Phase 1 utilizes the existing Grasshopper Creek area to define communities and neighborhoods by providing a linear park and multi-use trail along the creek. The park and trail link the northerly and southerly portions of the Northlake Phase 1, connecting northerly residences to the mixed-use areas in the south of the site. An equestrian staging area would also be provided in the south of the development for convenient access to the trails.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

19. **PERMITTED USE IN ZONE.** The Commission finds that Northlake Phase 1 is consistent with the adopted SP land use designations, as attached and detached single-family units, apartment-style units, live-work units, commercial, recreation, and mixed residential-commercial uses are permitted in the SP in County Code Section 22.404.020 (Northlake Specific Plan). In particular, the mixed-use and senior affordable and senior market-rate units integrate a wide range of housing densities with community-serving commercial uses to serve local residents, employees, guests, and visitors. A total of 315 affordable housing units (95 senior affordable) would be provided as well as 345 market-rate senior-restricted units for a combined total of 660 affordable and senior units (209 ownership, 451 rental). The Commission finds that the development of Northlake Phase 1 is consistent with the SP that provides the appropriate land use designations mentioned above that are consistent with the adopted SP and the revised Guidebook implementing changes to Northlake Phase 1 pursuant to County Code Section 22.404.020 (Northlake Specific Plan).

20. **LOT AREA AND WIDTH.** The Commission finds that Northlake Phase 1 is consistent with the lot area and width standards identified in the Northlake SP and as modified in the revised Guidebook pursuant to County Code Section 22.404.020 (Northlake Specific Plan). Northlake Phase 1 consists only of multi-family, mixed-use, commercial, and live-work development. These uses do not have any required lot widths or sizes per the 2025 updated Land Use Plan of the revised Guidebook.

21. **MINIMUM FRONTAGE.** The Commission finds that Northlake Phase 1 is consistent with the standards identified in County Code Section 21.24.300 (Minimum Frontage), except where locations require a waiver of frontage and have provided a justification

for the waiver pursuant to Section 21.24.040 (Modifications to Access and Frontage Requirements). A waiver of public street frontage is necessary to access to some lots by private drives instead of public streets, due to topographic conditions, drainage and biological constraints, and title limitations. Lots that require a waiver of frontage are Lots 131 through 140 (10 total).

22. **REQUIRED YARDS.** The Commission finds that Northlake Phase 1 is consistent with the required yard standards identified in the SP and as modified in the revised Guidebook pursuant to Section 22.404.020 (Northlake Specific Plan).

23. **HEIGHT.** The Commission finds that Northlake Phase 1 is consistent with the building height standards identified in the SP and as modified in the revised Guidebook pursuant to Section 22.404.020 (Northlake Specific Plan). Northlake Phase 1 consists only of multi-family, mixed-use, commercial, and live-work development. These uses have a maximum height of four stories (three when adjacent to streets) per the 2025 updated Land Use Plan in the revised Guidebook.

24. **DISTANCE BETWEEN BUILDINGS**. The Commission finds that Northlake Phase 1 is consistent with the required distance between buildings identified in the SP and as modified in the revised Guidebook pursuant to Section 22.404.020 (Northlake Specific Plan).

25. **FENCES AND WALLS.** The Commission finds that Northlake Phase 1 is consistent with the fence and wall standards identified in the SP and as modified, if applicable, in the revised Guidebook pursuant to Section 22.404.020 (Northlake Specific Plan).

26. **PARKING.** The Commission finds that Northlake Phase 1 is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). It requires an overall total of 5,284 parking spaces. Northlake Phase 1 will provide a total of 5,670 parking spaces, including 4,167 residential parking spaces required and provided; 639 guest parking spaces required and 1,021 provided; 65 accessible spaces required and 69 provided; and 413 commercial spaces required and provided. Lastly, there are four Type A loading spaces distributed throughout the office, commercial, and mixed-use development areas.

27. **SIGNS.** No signs are currently proposed or included as part of Northlake Phase 1. Any signage on the property will require separate approvals from LA County Planning in accordance with the SP or modified standards, if applicable, of the revised Guidebook.

28. **GRADING.** The Commission finds that Northlake Phase 1 is consistent with the standard identified in County Code Section 22.140.240 (Grading Projects). The Subdivider shall follow all applicable standards for On-Site grading to include a grading permit required for any grading project and a haul route for offsite grading, as provided in Title 26 (Building Code) of the County Code.

29. **CONDOMINIUM DEVELOPMENTS.** The Commission finds that Northlake Phase 1 is consistent with the standard identified in County Code Sections 21.16.015 (Building Location and Access Restrictions—Exhibit Map), 22.20.040 (Development Standards for Commercial Zones), and 22.22.060 (Development Standards for Industrial Zones). The Project meets the Exhibit Map requirements for the location and dimensions of all structures, buildings, yards, walls, fences, vehicle and bicycle parking and loading facilities; the vehicular, bicycle, and pedestrian access to the proposed structures, buildings, and parking and loading facilities; and the location and design of pedestrian roadway crossings (i.e., crosswalks).

30. **PLANNING AREA STANDARDS DISTRICT**. The Commission finds that Northlake Phase 1 is not subject to or located within any existing planning area standards district.

31. **COMMUNITY STANDARDS DISTRICT.** The Commission finds that Northlake Phase 1 is not subject to or located within any existing community standards district.

32. **RURAL OUTDOOR LIGHTING DISTRICT.** The Commission finds that Northlake Phase 1 is not located within a rural outdoor lighting district nor subject to the standards identified in County Code Chapter 22.80 (Rural Outdoor Lighting District).

33. **RESIDENTIAL DESIGN.** The Commission finds that Northlake Phase 1 is not subject to the standards identified in County Code Section 22.140.520 (Residential Design Standards, "RDSO"). The SP was adopted in 1992, prior to the effective date of the RDSO. The revised Guidebook provides the current residential design standards.

34. **TREE PLANTING.** The Commission finds that the Northlake Phase 1 is not subject to the tree planting standards identified in County Code Section 21.32.195 (On-Site Trees) and Chapter 22.126 (Tree Planting Requirements). The SP was adopted in 1992, prior to the effective date of the above requirements. However, Northlake Phase 1 is proposing a substantial amount of trees, a total of 6,876, to include 2,333 street trees, 2,593 residential (single and multi-family) development lot trees, and 1,950 trees to be provided in dedicated parks and recreation spaces.

35. **IMPROVEMENTS.** The Commission finds that Northlake Phase 1 is consistent with the standards identified in County Code Section 21.32.010 (Requirements Generally). The Subdivider shall improve, or agree to improve, all land dedicated or to be dedicated on a final map, or by separate instrument, for roads and easements, and all private roads and private easements laid out on a final map, with those improvements, including sanitary sewers, needed for the general use of the lot owners in the division of land and for neighborhood traffic and drainage.

36. **INCLUSIONARY HOUSING.** The Commission finds that Northlake Phase 1 is not subject to the IHO. The Northlake SP was adopted in 1992, prior to the effective date

of the IHO. The related CUP filed provides a total of 315 rental affordable housing units (269 affordable and 95 senior-affordable) at the Very Low, Lower, and Moderate household income levels and which are required per the original 2019 Board approval. Accordingly, Northlake Phase 1 is not subject to the IHO because it is subject to an affordable housing requirement pursuant to an adopted specific plan (see County Code Section 22.121.030.A.3 – Applicability).

37. **AFFORDABLE HOUSING REPLACEMENT.** The Commission finds that Northlake Phase 1 is not subject to rental replacement units because there are no existing rental units on the subject property (nor are there any units proposed for demolition). Furthermore, the Project is exempt due to the existing VHFHSZ located on the Project Site pursuant to County Code Section 22.119.040.F (Exemptions).

CUP FINDINGS

38. **The Commission finds that the proposed use at the Northlake Property 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 Northlake Property; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.**

A. Northlake Phase 1 is consistent with the adopted General Plan/Area Plan for the area as well as the adopted SP. Specifically, the proposed Northlake Phase 1 is consistent with the land use designations and development standards of the SP, and may be revised or modified through the Design Guidebook. Northlake Phase 1 is adequate in size and shape to accommodate the yards, walls, fences, parking, and other development features prescribed in the Northlake SP or as otherwise required in the Design Guidebook.

The SP goals, objectives, and policies supersede those outlined both in the General Plan and in the Area Plan. The SP establishes the type, location, intensity, and character of development within the planning area as well as the required infrastructure to support the development for which the proposed Project is consistent.

Northlake Phase 1 is consistent with the goals and policies of the General Plan, Area Plan and the adopted SP. Specifically, the Area Plan was adopted in 2012 and serves as an extension of the General Plan to reflect local needs. The Area Plan guides the regulation of development within the unincorporated portions of the Santa Clarita Valley by providing focused goals, policies, and maps for the area. The SP is incorporated into the Area Plan as an adopted Specific Plan; therefore, the Area Plan accounts for development of the SP as part of its Land Use Plan. As noted in the Land Use Element of the Area Plan, Northlake Phase 1 is to be developed according to the SP and the related Design Guidebook.

The SP, adopted in June 1992, establishes comprehensive guidance and regulations for development of the 1,330 acres of the SP area. The SP provides for a total of 3,150 dwelling units, including single-family, multi-family, mixed-use, and live-work dwelling units. The SP also provides for a total of 13.2 acres of commercial use, 50.1 acres of industrial use, 643.3 acres of recreation/open space as well as schools, parks, and other facilities.

Proposed Project features and measures, such as affordable housing set aside, senior affordable housing, mixed-use and live-work development, enhanced wildlife linkages, and enhanced community transit systems are consistent with the Specific Plan as well as consistent with the goals, objectives and policies of the General Plan and Area Plan.

B. A CUP is being requested for proposed grading of approximately 19.3 million cy of cut and 17.8 mcy of fill for a clustered development. Due to shrinkage, it will be balanced on site. Included in this grading is approximately 50,000 cy of dirt for construction of the northerly off-site tanks and access road. The conceptual grading footprint was previously reviewed and approved as part of the SP.

Clustered development allowed by the SP will promote reduced-size lots in close proximity to each other to reduce grading footprints, with landscaped buffer areas set between each of the clustered development areas.

The requested uses on Northlake Phase 1 including residential, commercial, parks and open space, will not adversely affect the health, peace, comfort, or welfare of the persons residing or working in the surrounding area nor will the requested uses be materially detrimental to the use, enjoyment, or valuation of other persons located in the vicinity of Northlake Phase 1 or jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare as the surrounding land uses within a 500-foot radius are primarily comprised of vacant land, some single family residences and the I-5.

39. **The Commission finds that the Northlake Property 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, or as is otherwise required under the Northlake SP, in order to integrate said use with the uses in the surrounding area.** The development proposes up to 2,295 units with 719.8 acres. The development as proposed with this application, including the clustered development design, will meet all current planning and zoning requirements upon approval of this CUP request. The Northlake Phase 1 Site is adequate in size and shape to accommodate the yards, walls, fences, parking, and other development features prescribed in the Northlake SP or as otherwise required in Title 22 (Planning and Zoning) of the County Code.

40. **The Commission finds that the Northlake Property 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.** Northlake Phase 1 will be served by Ridge

Route Road, a Major Highway on the County Master Plan of Highways. The infrastructure proposed with the clustered development will include grading, street, and traffic improvements to serve the development and the related increase in traffic. Mitigation requirements to offset project related grading, street, and traffic impacts will be determined during the phase-specific traffic analysis. Thus, Northlake Phase 1 is adequately served by highways and streets of sufficient width and will be improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public and private service facilities as required.

SUPPLEMENTAL CUP FINDINGS (GRADING, WALLS AND FENCES)

41. **The Commission finds that the proposed use at the Northlake Property 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 Northlake Property; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** A CUP is being requested for proposed grading of approximately 17.2 million cubic yards of cut and 15.8 million cubic yards of fill. Due to shrinkage, it will balance on site. Included in this grading is approximately 80,000 cubic yards of dirt for construction of the northerly off-site tanks and access road. The grading footprint was previously reviewed and approved as part of the SP. All grading will balance on-site; no import or export is proposed.

42. **That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** Northlake Phase 1 proposes up to 2,295 units on 719.8 acres. Northlake Phase 1 as proposed with this application will meet all current planning and zoning requirements upon approval of this CUP request. All walls in excess of six feet are shown on the tentative map. These walls, six feet and above are proposed due to topographic constraints needed to achieve pad and street grades. In addition, there are two tank site locations. The water tanks proposed are at higher elevations to serve the community and maintain the fire protection zone.

SUPPLEMENTAL FINDINGS (VHFHSZ)

43. **The Commission finds that the design, location of, and access to each lot of the subdivision, and the subdivision as a whole, subject to the Northlake Project Permit conditions, are consistent with applicable regulations adopted by the State Board of Forestry and Fire Protection, pursuant to sections 4290 and 4291 of the Public Resources Code.** The Commission further finds that Northlake Phase 1 is located within a VHFHSZ and SRA. As such, the Permittee is required to comply with applicable fire and building codes meant to create a wildfire-resistant development, including the implementation of defensible space, fire-ignition construction and building materials, and home/structure hardening. Furthermore, the Commission finds that a conceptual fuel modification plan was reviewed and approved by Fire's Fuel Modification Division prior to approval of the related VTTM. The Commission also finds

that final fuel modification plans will require approval from Fire prior to the issuance of building permits. The Commission further finds that upon occupancy, the Fire Forestry Division will conduct random annual inspections for compliance with brush clearance regulations per the County's Fire Code. In addition, the Commission finds that Northlake Phase 1 would provide emergency vehicle access in addition to the private driveway and fire lanes within the development. As such, it would ensure that land uses have adequate setbacks, fuel modification areas, and emergency access routes. Finally, the Commission finds that this is supported by the SEIR, including evacuation plans and a fuel modification plan, in the Administrative Record for the Northlake Project.

44. **The Commission finds that structural fire protection and suppression services will be available for the subdivision through Fire.** The Commission finds that the related VTTM No. 073336 and Exhibit Map dated August 20, 2025, and RPSEIR were reviewed and approved by Fire. The Commission further finds that the Permittee would pay the Fire Facility Fee, which constitutes full mitigation for development impacts associated with the need for additional fire protection services or facilities.

ENVIRONMENTAL FINDINGS

45. As stated above, these findings incorporate by reference, as if fully set forth herein, the FOF and SOC regarding the RPFSEIR for Northlake Phase 1, which are attached hereto as Exhibit F. As stated in the FOF, the PCAA is the environmental superior alternative among the project alternatives summarized in the RPDSEIR. As identified in the RPDSEIR, after implementation of the MMRP, Northlake Phase 1 would not result in any new or substantially more severe significant impacts compared to the original 2019 Northlake Phase 1.

46. The Commission finds that the Permittee is subject to payment of the California Department of Fish and Wildlife fees related to Northlake Phase 1's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

ADMINISTRATIVE FINDINGS

47. **HOUSING ACCOUNTABILITY ACT**. The Commission finds that the Northlake Project is considered a housing development that is consistent with the General Plan and would not have a specific adverse impact upon public health or safety as described in the tentative map, and environmental findings.

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

49. **Dark Skies.** All exterior lighting shall be equipped with down-shields and connected to timers with automatic "on/off" lighting systems.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS AND CONCLUDES THAT:

A. The proposed use with the attached conditions will be consistent with the adopted General Plan.

B. The proposed use at Northlake Phase 1 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. Northlake Phase 1 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, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. Northlake Phase 1 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.

E. Northlake Phase 1 is consistent with providing a broad range of housing, commercial, recreational/open space, and public facility uses as delineated in the SP.

F. Northlake Phase 1 is consistent with providing 315 affordable units out of the 2,295 total units (or 13.7 percent of the overall units) which enhance the SP and represents a reasonable range of affordable, senior affordable, and mixed-use affordable units.

G. Northlake Phase 1 is compatible with or enhances community character and provides open space as required. The Commission finds that the development is compatible with the surrounding community.

H. Northlake Phase 1 is in substantial compliance with the SP and revised Design Guidebook.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies the RPFSEIR for the Northlake Project by finding, pursuant to State and County CEQA Guidelines, that it was completed in compliance with CEQA, presented, reviewed and considered by the Commission prior to approving the Northlake Project, and reflects the independent judgment and analysis of the Commission.

2. Adopts the Supplemental Findings of Fact prepared pursuant to Public Resources Code Sections 21081 and 21081.5 and State CEQA Guidelines Section 15091.

3. Adopts the MMRP for the Northlake Project by finding that it is adequately designed to ensure compliance with the mitigation measures during the Northlake Project implementation.

4. Determines that the Northlake Project's significant and unavoidable impacts are outweighed by specifical social, economic, legal, technological, or other considerations by adopting the Statement of Overriding Considerations prepared pursuant to Public Resources Code Section 21081(b) and State CEQA Guidelines Section 15093.

5. Approves **CONDITIONAL USE PERMIT NO. RPPL2023004316**, subject to the attached conditions.

ACTION DATE: January 28, 2026

DD:SMT:JSH:EGA:JDS
1/28/2026

c: Each Commissioner

6274854.1

LOS ANGELES COUNTY
DEPARTMENT OF LA COUNTY PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. R2015-00408-(5) ("NORTHLAKE")
CONDITIONAL USE PERMIT ("CUP") NO. RPPL2023004316

PROJECT DESCRIPTION

Northlake Phase 1 includes a total of 2,295 dwelling units and 386 lots on 720 gross acres. There are 288 single-family residential lots; 17 multi-family lots with 1,341 attached condominium dwelling units in 268 buildings (900 ownership, 441 rental); six senior multi-family lots comprising 345 attached condominium dwellings in 68 buildings (209 ownership, 136 rental); three multi-family lots with 174 detached dwelling units in 55 buildings (132 ownership, 98 rental); one mixed-use commercial lot with 46 attached affordable dwelling units and 31,200 square feet ("sf") of commercial space in 8 buildings (34 ownership, 12 rental); one live-work commercial lot with six live-work units comprising 7,500 sf of commercial space in 6 buildings (6 ownership, 0 rental); one senior affordable multi-family lot with 95 attached affordable dwelling units in 95 buildings (all ownership); Other uses include highway commercial, open space, and public facilities, to include parks, fire station, potential school site, debris basins, water tanks, water quality basin, and a pump station. A shuttle service is also included to transport residents and guests within the site as well as offsite destinations (such as shopping and employment centers) in and around Santa Clarita Valley. Offsite improvements include connection to existing utilities, relocation of existing utility lines, new drainage facilities, and other related infrastructure outside the boundaries of the site.

This grant, the CUP, is subject to the following conditions and requirements of approval:

GENERAL CONDITIONS

1. **Permittee**. Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 9, and 11. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 7 shall be effective immediately upon the date of final approval of this grant by the County.

3. **Indemnification**. The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code sections 65009, or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify

the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

4. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial minimum deposit with LA County Planning of $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 LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel. If during the litigation process, actual costs or expenses 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 $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 Permittee, 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 Permittee according to County Code Section 2.170.010.

5. **Invalidation.** 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.

6. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk (i.e., Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

7. **Grant Termination.** This grant shall terminate when the associated Vesting Tentative Parcel Map ("VTTM") No. 73336 expires (January 28, 2028).

8. **Conditions Compliance**. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Permittee from compliance with these conditions and applicable regulations.

9. **Inspections.** Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved Exhibit "A" on file. The Permittee shall deposit with the County the sum of **$2,280.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while

inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for five (5) inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems ("UAS"). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be $456.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater.

10. **Library Facilities Mitigation Fees**. Prior to the issuance of any building permit(s), the Permittee shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to Chapter 22.264 of the County Code. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Permittee shall provide proof of payment upon request from LA County Planning.

11. **Environmental Document Filing Fees.** Within five (5) working days from the day after the appeal period ends on **February 9 , 2026,** (by **February 16, 2026**), the Subdivider shall remit processing fees at the County Registrar-Recorder/County Clerk Office (i.e. County Clerk's Office), payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife ("CDFW") pursuant to section 711.4 of the California Fish and Game Code, the Subdivider shall pay the fees in effect at the time of filing the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **$4,227.50** for an Environmental Impact Report ("EIR") plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid. Fees are required unless waived by CDFW.

12. **Mitigation Monitoring and Reporting Program ("MMRP")**. The Permittee shall comply with all mitigation measures as identified and revised in the MMRP, attached as Exhibit D-2, which are incorporated by this reference as if set forth fully herein.

13. **Covenant and Agreement**. Within thirty (30) days of the date of final approval of the grant by the County, the Permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Supplemental EIR (including the Final Recirculated Portions of the Supplemental Environmental Impact Report) ("RPFSEIR") for this project, in the Recorder's Office. Prior to recordation of the covenant, the Permittee shall submit a draft copy of the

covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the Permittee's compliance with the required mitigation measures.

14. **MMRP Deposit**. The Permittee shall deposit an initial sum of **$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The Permittee shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.

15. **Revocation**. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the LA County Planning Commission ("Commission") or a 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's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations) of the County Code.

16. **County Fire Code**. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").

17. **County Public Works Requirements**. All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.

18. **Compliance with County Code Title 22**. All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Vesting Tentative Map and Exhibit "A" Map, or an approved Amendment Map/Amended Exhibit Map.

19. **Maintenance**. The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which The Permittee has control. 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 LA County Planning. In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, 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.

20. **Graffiti.** 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 LA

County Planning. These shall include any of the above 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 Permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, 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.

PERMIT-SPECIFIC CONDITIONS – CUP

21. **Grant.** This grant authorizes onsite and offsite grading in excess of 100,000 cubic yards ("cy") with a total of 34.32 million cy (17.16 million cy of cut and 15.84 million cy of fill with 1.32 million cy of shrinkage) to be balanced onsite; and also offsite grading for an additional 2.15 million cy of cut and 1.07 million cy of fill for an offsite total of 3.22 million cy of combined cut and fill. The overall onsite and offsite grading amounts are 37.54 million cy of combined cut and fill. A revised Exhibit 'A' ("REA") shall be required for submittal to show the haul route. Bulk grading is also authorized by this grant.

22. **Grant**. This grant shall authorize early grading prior to final map approval at the discretion of the Planning Director. If authorized by the Planning Director, an REA shall be required for submittal to show the early grading.

23. **Grant**. This grant shall allow building pad elevation changes up to 10 feet in height at the discretion of the Planning Director. If authorized by the Planning Director, an REA shall be required for submittal to show the pad height changes.

24. **Grant.** This grant shall authorize walls and fences exceeding six feet in height within the required yard setbacks of the development.

25. **Grant.** This grant shall authorize 46 mixed-use affordable units and six market-rate live-work units.

26. **Grant.** This grant shall authorize a total of 315 affordable housing units, 95 senior-affordable housing units, and 345 age-restricted senior units.

PROJECT SITE-SPECIFIC CONDITIONS

27. **Vehicular Parking.** The Northlake Project requires an overall total of 5,284 parking spaces. The Project will provide a total of 5,670 parking spaces, to include 4,167 residential parking spaces required and provided; 639 guest parking spaces required and 1,021 provided; 65 handicap-accessible spaces required and 69 provided; and 413 commercial spaces required and provided. Lastly, there are four Type A loading spaces distributed throughout the office, commercial, and mixed-use development areas. All required parking spaces shall be included and designed in compliance with applicable County Code requirements. A comprehensive parking plan shall be submitted as an REA for staff review and approval prior to construction and build-out of the Project.

28. **Bicycle Parking.** Bicycle parking spaces shall be maintained within the development. All required parking spaces shall be included and designed in compliance with applicable County Code requirements. The bicycle parking spaces shall be included in the above-mentioned comprehensive parking plan REA.

29. **Internal Circulation.** As part of the final map phasing of Northlake, the Project shall provide multiple means of access to and through the Project, with major connections to Ridge Route Road and Northlake Boulevard, the "backbone" roadways for the Project. Additionally, an extensive community trail system shall connect to existing and planned trails in the vicinity of the Project site. Furthermore, within the Project, a proposed multiple-purpose trail system shall include community trails, bike lanes, paths, and recreational trails that are linked to the Northlake trail system to the west and the existing community of Westridge to the south. In addition to the various trail types serving as bicycle routes, the Project shall expand bicycle facilities in the area. To enhance community mobility within the Project, an HOA-maintained shuttle system shall circulate within the development and its destinations as well as connect to offsite destinations.

30. **Street Circulation.** Internal circulation and access for the Northlake Project shall be provided by several new internal public streets with street widths ranging from 58 to 90 feet. Development areas within the Project not fronting along public streets shall interconnect with a private drive and fire lane system, with typical widths of 26 and 28 feet to meet fire road access requirements.

31. **Open Space.** The Northlake Project shall provide no less than a total of 381.1 acres of open space areas within the Phase 1 property boundary, including 126.8 acres of recreation and park space.

32. **Tree Planting.** The Northlake Project shall provide a total of 6,876 trees throughout the Phase 1 Project area, to include 2,593 trees in the residential development areas; 2,333 street trees, and 1,950 trees in the recreational and parks areas.

OTHER CONDITIONS

33. As agreed to by the Subdivider, Northlake Phase 1 shall substantially conform to the adopted Northlake Specific Plan ("SP") and all revisions and updates to the SP associated and approved with this grant. Northlake Phase 1 and all subsequent development approvals (such as, but not limited to, Amended Exhibit Maps) shall also substantially conform to the document marked "Northlake Design Guidebook" ("Guidebook") dated April 2025, or the latest version of said document as approved by LA County Planning.

34. As agreed to by the Subdivider, the Subdivider is required to comply with the current standards in the CalGreen Code by implementing energy-efficient building designs, pre-wiring residences with electric vehicle charging ports, implementing solar-ready rooftops, reducing indoor and outdoor water demand, and installing energy-efficient appliances and equipment.

35. As agreed to by the Subdivider, the Subdivider shall fund and provide a total of 135 or more electric vehicle ("EV") charging stations within the Project site and in locations within the surrounding Castaic community to the satisfaction of LA County Planning. The specific type, and location of the charging stations shall be approved by LA County Planning in an “EV charging station infrastructure siting concept plan" submitted to LA County Planning by the Subdivider prior to the first phased map approval; and in the same manner, for all subsequent final/phased map approvals, to the satisfaction of LA County Planning. In addition, the location and type of stations shall be noted in an "EV charging station infrastructure siting detail plan" and depicted on all applicable Exhibit Maps/Revised Exhibit "A"s to the satisfaction of LA County Planning.

36. As agreed to by the Subdivider, the Subdivider shall fund and provide a community shuttle and service for the Northlake development residents and guests. The shuttle shall serve destinations within the Project site (such as the school, parks, highway commercial and mixed-use, live-work commercial areas) as well as outside the Project site (such as the Northlake Hills Elementary School, downtown Castaic shopping center, Sports Complex, and Valencia Commerce Center). The shuttle service shall substantially comply with the transit plans/exhibits depicted on the tentative map/Exhibit Map and in the Guidebook. Prior to final map approval, the Subdivider shall submit to LA County Planning a "community shuttle service plan" that describes the precise shuttle routes, stops, stop designs/amenities, destinations, vehicles, and other details to the satisfaction of LA County Planning.

37. As agreed to by the Subdivider, the Subdivider shall finalize, construct, and initiate the community shuttle service no later than the issuance of the 500th residential Certificate of Occupancy (“CofO”) for the Project site. The Subdivider shall be responsible for tracking the progress of the CofO’s and provide quarterly reports to LA County Planning for status. The community shuttle service plan is to be updated or amended every six months, or as needed, to the satisfaction of LA County Planning.

38. As agreed to by the Subdivider, the Subdivider shall construct a new school within the Northlake Phase 1, identified in Figure 5A of the Guidebook as "Alternative School Site", if requested by the local school district. The Subdivider shall notify LA County Planning in this event and shall submit an Amendment Map and Amended Exhibit Map/Revised Exhibit “A” for approval prior to final map approval and shall designate the school site/parcel on the applicable final map, to the satisfaction of LA County Planning.

39. As agreed to by the Subdivider, the Subdivider shall provide no less than 440 senior (age-restricted) housing units. Of the 440 senior units, the Subdivider shall provide no less than 345 senior (age-restricted) (136 rental, 209 for-sale) market-rate housing units and no less than 95 senior (age-restricted) for-sale affordable housing units within the Project site, and shall identify the lots containing such units on the applicable final map, to the satisfaction of LA County Planning.

40. As agreed to by the Subdivider, the Subdivider shall provide no less than 220 market rate (98 rental, 122 for-sale) housing units, no less than six live-work for-sale market

rate units and no less than 38,700 square feet of associated mixed-use commercial space within the Northlake Phase 1 General Commercial area, as presently depicted in the Guidebook, and shall identify the lots containing such units and space on the applicable final map, to the satisfaction of LA County Planning.

41. As agreed to by the Subdivider, prior to final map recordation, the Subdivider shall submit an Amendment Map and Amended Exhibit Map/Revised Exhibit "A" to LA County Planning for review and approval, depicting the General Commercial area and wildlife crossing/connection areas, as presently shown and described in the Guidebook (or in the case of wildlife movement, as presently shown on the relevant Exhibit described herein or in a separate document), as well as any other minor changes related to the two areas described in this condition, if needed and would not go beyond the scope of the Amendment Map.

42. As agreed to by the Subdivider, the Subdivider shall provide no less than 315 affordable set-aside and deed-restricted housing units within the Project site, which equates to no less than 10 percent of the overall SP unit count of 3,150 dwellings. No less than 50 percent (or 158) of the 315 units shall be set-aside for lower and very low Income households, per State and County affordable housing guidelines, with the remaining balance of 157 affordable units set-aside for moderate income households, per State and County guidelines. If the overall SP unit count shall be less than 3,150, then the Subdivider shall provide 10 percent of the reduced final overall unit count.

43. As agreed to by the Subdivider, prior to final map recordation, the Subdivider shall coordinate with the Los Angeles County Development Authority ("LACDA") to enter into an agreement for the purpose of monitoring all affordable set-aside units and ensuring that they are deed-restricted in perpetuity, to the satisfaction of the LACDA.

44. As agreed to by the Subdivider, of the 315 affordable set-aside housing units, the Subdivider shall provide no less than 95 senior affordable set-aside and deed-restricted housing units within the General Commercial area, which equates to no less than three percent of the overall Northlake housing unit count of 3,150 dwellings. The three percent senior affordable set-aside shall be included within the overall 315-unit count of affordable set-aside units within the Northlake development. The 220 non-senior affordable units shall be provided throughout the Project site residential land use planning areas.

45. As agreed to by the Subdivider, the Subdivider shall ensure that all affordable set-aside units are developed on a 10 percent pro-rata basis with the non-affordable housing units built within the Northlake development, as per the following schedule:
    a. Affordable Units 1 through 50 to be constructed before the issuance of the 500th Northlake building permit;
    b. Units 51 through 100 before the 1,000th building permit;
    c. Units 101 through 150 before the 1,500th building permit;
    d. Units 151 through 200 before the 2,000th building permit;
    e. Units 201 through 230 before the 2,295th building permit;
    f. and Units 231 through 315 before the 3,150th building permit.

46. As agreed to by the Subdivider, together with the final map recordation, the Subdivider shall record a covenant (or covenants) for all income-restricted (affordable set-aside) and income-age restricted (senior-affordable set-aside) housing units within the Northlake development, which shall describe the income and age level restrictions of the units per State and County guidelines, and shall indicate that such restrictions are to be established in perpetuity, to the satisfaction of the LACDA.

47. As agreed to by the Subdivider, the Subdivider shall ensure that additional and/or enhanced wildlife crossings and connections are provided within/through the Project and Northlake development, as depicted on the Exhibit marked "wildlife connectivity plan." This connectivity plan shall ensure that all Project and development landscaping and lighting located in applicable areas are compatible with the intended movement of wildlife as per the connectivity plan, to the satisfaction of the County Biologist; and shall ensure that sufficient schematic descriptions and depictions of roadway undercrossings, overcrossings, and culverts that are anticipated to facilitate wildlife movement are provided to LA County Planning prior to the approval of any final maps or grading permits for the Project, to the satisfaction of the County Biologist.

48. As agreed to by the Subdivider, prior to final map recordation, to help address noise impacts of the Project, the Subdivider shall confer with the Castaic Union School District to seek authorization to construct an approximately three-foot-high "noise wall" along the perimeter of the existing Northlake Hills Elementary School playground area. If the school district should authorize the construction of the wall, the Subdivider shall submit a site plan review for the wall to LA County Planning for review and approval and shall construct the wall prior to the issuance of the first residential unit building permit for the Project.

49. **Dark Skies.** All exterior lighting shall be equipped with down-shields and connected to timers with automatic “on/off” lighting systems.

Attachments:

Exhibit D-1 Subdivision Committee Reports (pages 1 to 74)

Exhibit D-2 MMRP (pages 1 to 35)

LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 73335 TENTATIVE MAP DATED 8/24/2023

The following report consisting of 10 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:

The following are the recommendations from Public Works.

Comply with the previously approved Public Works conditions dated 09-20-2023, Map Date 08-24-2023.

Prepared by Jose Cruz Phone (626) 458-4921 Date 4/9/2024
PM 73335_ Rev1_RPPL2023004448

The following report consisting of 9 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, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. 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. Place standard lease purpose only/division of land for lease purpose only notes on the final map to the satisfaction of Public Works.

9. The following note shall be placed on all tract and parcel maps with lot/parcel sizes of five acres or more: "Further division of this property to lot/parcel sizes below five acres will require standard improvements be completed as a condition of approval. The improvements will include but not limited to providing access, installation of water mains, appurtenances and fire hydrants, and conformance to Los Angeles County development standards."

10. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.

11. Grant ingress/egress and utility easements to the public over the private and future or future streets.

12. A final parcel map must be processed through the Director of Public Works priorto being filed with the Registrar-Recorder/County Clerk's Office.

13. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

14. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.

15. Permission is granted to record large lots (20-acre or more) parcel/tract map as shown on the insert map provided full street right of way and slope easements are dedicated along the latest IEC approved alignments on Ridge Route 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.

16. 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.

Prepared by Jose Cruz Phone (626) 458-4921 Date 9/20/2023
pm73335L-New-RPPL2023004448
N/A

TD

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

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

PARCEL NO.: 073335 - Rev 4

TENTATIVE MAP DATE: 08/24/2023
EXHIBIT MAP DATE: 08/24/2023

HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Approval to drainage is recommended with no drainage conditions.

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.

Name _____ Lonnie Chung ____ Date 09/06/2023 Phone (626) 458-7102

PCA LX001129/A863
EPIC LA RPPL2023004448
Telephone: (626) 458-4925
Email: GMEDSubmittals@dpw.lacounty.gov

Los Angeles County Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract / Parcel Map	73335	**Tentative Map Dated** 8/24/23	**Parent Tract**
Grading By Subdivider? [N] (Y or N)	xxx yd^3	**Location**	Castaic
Geologist	---	**Subdivider**	Northlake Associates, LLC
Soils Engineer	---	**Engineer/Arch.**	Sikand

Review of:

Geologic Report(s) Dated: ---

Soils Engineering Report(s) Dated: ---

Geotechnical Report(s) Dated: ---

References: Pacific Soils Engineering (for Tract Map 51852): 3/16/06, 11/24/03, 1/31/03, 11/3/00, 7/10/00, 8/11/99, 2/13/98, 7/30/96, 12/1/95, 4/6/95, 6/16/94

BASED ON LA COUNTY SUBDIVISION CODE SECTION 21.44.320(D), TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does ***not*** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) 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***.

Prepared by

PROFESSIONAL ENGINEER GEORGE MOLINA C 91931 CIVIL STATE OF CALIFORNIA

George Molina
Geotechnical Engineering Section

PROFESSIONAL GEOLOGIST Geir R. Mathisen No. 2376 CERTIFIED ENGINEERING GEOLOGIST STATE OF CALIFORNIA

Geir Mathisen
Geology Section

Date 9/19/23

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.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
PARCEL MAP NO. 073335 (REV.2)

TENTATIVE MAP DATED 08-24-2023
EXHIBIT MAP DATED 08-24-2023

1. Approval of this map pertaining to grading is recommended with no conditions since no grading is proposed.



Name David Esfandi Date 09/12/2023 Phone (626) 458-7130

P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Conditions(08-24-23).doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL MAP NO. 073335 (Rev.) TENTATIVE PARCEL MAP DATED 08-24-2023

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

Approval of the map is recommended with no conditions since no street improvements are proposed. Any condition of approved will be addressed and stipulated under TR 73336.

SR Prepared by Sam Richards Phone (626) 458-4921 Date: 09-20-23

pm73335r-rev6

LAND DEVELOPMENT DIVISION
SEWER UNIT

PARCEL MAP NO.: 073335(Rev.) **TENTATIVE MAP DATED 08-24-2023**

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

1. All lots are minimum net area of 20 acres.

2. Approved without conditions. There are no existing public sewer facilities within proximity of the project and the applicant may propose to use private sewer systems in the future . The use and installation of a private sewage system (septic system) must be approved by the Department of Public Health (DPH). Please call or email Land Use Program at (626) 430-5380 or dlanduse@ph.lacounty.gov for additional information and requirements.

Prepared by Nikko Pajarillaga Phone (626) 458-3137 Date 09-21-2023

PM48307s-rev4.doc

PARCEL MAP NO. 073335 (Rev.) TENTATIVE PARCEL MAP DATED 08-24-2023

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 based on the Will Serve letter dated 7/18/23. 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. 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:

3. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.

4. Depict all line of sight easements on the landscaping and grading plans.

5. Install a separate water irrigation systems for recycled water use per landscape plans.

6. If necessary, install off-site recycle water mainline per landscape plans to serve this subdivision to the satisfaction of Public Work.

7. 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.

SR Prepared by Sam Richards Phone (626)458-4921 Date 09-20-2023
pm73335w-rev5.doc

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2023004448	PROJECT NUMBER:	PM073335
CITY/COMMUNITY:	Castaic	STATUS:	Cleared
PROJECT ADDRESS:		DATE:	04/04/2024

CONDITIONS

1. A digital copy of the Final Map shall be submitted to the Fire Department's Land Development Unit for review and approval prior to recordation.
2. The Fire Department did not determine any access and water requirements for this subdivision per Title 21, the County of Los Angeles Subdivision Code, Sections 21.32.040 and 21.32.110. Specific access and water requirements for the future development of this property shall be in compliance with applicable sections of Title 32, the County of Los Angeles Fire Code.

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

Reviewed by:

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **73335** DRP Map Date: **08/24/2023** SCM Date: Report Date: **03/21/2024**
Park Planning Area # **35B** CSD: **CASTAIC AREA CSD** Map Type: **Tentative Map - Tract**

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

Park land obligation in acres or in-lieu fees:

ACRES:	**0.00**
IN-LIEU FEES:	**$0**

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

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

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

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.

This project is exempt from the park obligation requirements because:

Trails:

Comments:

This project is exempt from park obligation requirements because:
Other: Large lot parcel map for sale/conveyance purposes. No development proposed. All lots are a minimum of 20 acres.

For further information or to schedule an appointment to make an in-lieu fee payment:
Please contact Clement Lau at (626) 588-5301 or Loretta Quach at (626) 588-5305
Department of Parks and Recreation, 1000 S. Fremont Avenue, Unit #40. Building A-9 West, 3rd Floor. Alhambra, California 91803.

By: _____
Clement Lau, Departmental Facilites Planner II

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **73335** DRP Map Date: **08/24/2023** SCM Date: Report Date: **03/21/2024**
Park Planning Area # **35B** CSD: **CASTAIC AREA CSD** Map Type: **Tentative Map - Tract**

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

(P)eople x (0.0030) Ratio x (U)nits = (X) acres obligation
(X) acres obligation x RLV/Acre = In-Lieu Base Fee

Where P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
U = Total approved number of Dwelling Units.
X = Local park space obligation expressed in terms of acres.
RLV/Acre = Representative Land Value per Acre by Park Planning Area.

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

Park Planning Area = **35B**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.44**	**0.0030**	**0**	**0.00**
M.F. < 5 Units	**3.12**	**0.0030**	**0**	**0.00**
M.F. >= 5 Units	**2.65**	**0.0030**	**0**	**0.00**
Mobile Units	**2.78**	**0.0030**	**0**	**0.00**
Exempt Units			**0**	**0.00**
TOTAL			**0**	**0.00**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.00	$203,614	**$0**

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
			Total Provided Acre Credit:	**0.00**

Acre Obligation		Net Obligation	RLV / Acre	**In-Lieu Fee Due**
0.00	0.00	0.00	$203,614	**$0**

COUNTY OF LOS ANGELES
Public Health

BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

MEGAN McCLAIRE, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/

BOARD OF SUPERVISORS

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First District

Holly J. Mitchell
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Kathryn Barger
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April 04, 2024

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Jodie Sackett

FROM: Charlene Contreras
Director, Community Protection Branch
Department of Public Health

SUBJECT: LAND DIVISION – TENTATIVE MAP - TRACT
CASE: RPPL2023004448
PROJECT: PM073335
APN: 2865-003-013

Thank you for the opportunity to review the application of tentative map tract request for the subject property. The project is a resubmittal of previously approved Northlake Tentative Parcel Map. The applicant provided a tentative map dated August 24, 2023.

Public Health recommends the approval of this subject project. This approval is conditioned by the proposed use of public water and sewer systems. The applicant provided a "Water Availability Letter" from Santa Clarita Valley Water dated July 18, 2023, and a "Sewer Will Serve Letter" from the Los Angeles County Sanitation Districts dated June 05, 2023. Any change of methods for the provision of potable water and sewage disposal shall invalidate this approval.

The applicant shall abide by the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles. During soil excavation and grading activities, the contractor should apply dust control measures to reduce exposure to fungal spores like Coccidioides Immitis, which can cause Valley Fever.

☒ Public Health recommends the approval of this subject project.

☐ Public Health does not recommend the approval of this subject project.

If you have any other questions or require additional information, please contact

Veronica Aranda of Public Health, Planning and Land Use Liaison at (626) 430-5201 or varanda@ph.lacounty.gov.

CC:va
DPH_CLEARED_APN-2865-003-013_RPPL2023004448_04.04.2024

The following report consisting of 29 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, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. 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. Show the remainder of the last legally created parcel as "Not a Part" on any final map to the satisfaction of the Director of Public Works.

9. If applicable, place standard residential planned development/commercial planned development/residential condominium notes on the final map to the satisfaction of Public Works.

10. Prior to final approval of the tract map, submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.

11. 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.

12. 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.

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. 73336-01, the second unit, Tract No. 73336-02, and so forth and the last unit, Tract No. 73336.

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

19. Depict all line of sight easements on grading and/or landscaping plans.

20. If possible, modify the boundaries of the open space lots or add additional open space lots to include the airspace easements for sight distance to the satisfaction of Regional Planning and Public Works.

21. 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.

22. 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.

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

24. Permission is granted to record large lots (20-acre or more) parcel/tract map as shown on the insert map provided full street right of way and slope easements are dedicated along the latest IEC approved alignments on Ridge Route 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.

25. 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.

Prepared by Jose Cruz Phone (626) 458-4921 Date 9/17/2025
tr73336L-Rev2-RPPL2023004336
N/A

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

TRACT NO.: 073336 – rev 2

TENTATIVE MAP DATE: 08/20/2025
EXHIBIT "A" DATE: 08/20/2025

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 04/27/2017, or the latest revision, to the satisfaction of the Department of Public Works.

2. FEMA flood zone must be analyzed and mapped to determine whether a Conditional Letter of Map Revision (CLOMR) from FEMA is required. Public Works, Stormwater Engineering Division, should be contacted to obtain required procedures.

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.

Prior to Improvement Acceptance for Public Maintenance:

1. 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. All maintenance permits of the regulatory agencies must be active at the time of acceptance.

Review by: _____ Date: 08/21/2025 Phone: (626) 458-7102
Alex Mikhailpoor

PCA LX001129/A863
EPIC LA RPPL2023004336
Telephone: (626) 458-4925
Email: GMEDSubmittals@dpw.lacounty.gov

Los Angeles County Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND GEOTECHNICAL ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract / Parcel Map	73336	**Tentative Map Dated**	**8/20/25 (Rev./Exhib.)**	**Parent Tract**	
Grading By Subdivider? [Y] (Y or N)	19,400,000 yd³	**Location**	Castaic	**APN**	
Geologist	G3SoilWorks	**Subdivider**	Northlake Associates, LLC		
Soils Engineer	G3SoilWorks	**Engineer/Arch.**	Sikand		

Review of:
Geologic Report(s) Dated:
Soils Engineering Report(s) Dated:
Geotechnical Report(s) Dated: 5/19/16, 4/18/16, 2/10/16
References: Petra Geosciences: 9/30/15, 4/28/15
Pacific Soils Engineering (for Tract Map 51852): 3/16/06, 11/24/03, 1/31/03, 11/3/00, 7/10/00, 8/11/99, 2/13/98, 7/30/96, 12/1/95, 4/6/95, 6/16/94

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.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
A. THE GEOTECHNICAL MAPS DEPICT ADDITIONAL GRADING LOCATED EAST OF THE INTERSECTION OF PROPOSED O-STREET AND P-STREET THAT IS NOT SHOWN ON THE TENTATIVE MAP.
B. OFF-SITE GRADING IS PROPOSED.
PER THE SOILS ENGINEER:
C. ON-SITE SOILS ARE SEVERELY DELETERIOUS TO CONCRETE AND EXTREMELY CORROSIVE TO FERROUS METALS. THE USE OF TYPE V CEMENT SHOULD BE ANTICIPATED.
D. ON-SITE SOILS HAVE A VERY HIGH EXPANSION POTENTIAL.

Prepared by

George Molina
Geotechnical Section

Karin Burger
Engineering Geology Section

Date 9/18/25

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.

1. Approval of this map pertaining to grading is recommended.

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

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

2. 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.)

3. The BMP system currently proposed in the hydrology report is not necessarily approved and shall be subject to final engineering review. If the BMP system is found to not meet, satisfy, or conform to Public Works standards or requirements then the applicant is responsible for proposing alternate methods of satisfying the LID requirements. Alternate methods may cause alterations to the project substantial enough that the project may no longer be deemed substantially conforming with the original tentative map approval or conditions. If so, the applicant is responsible for processing any required amendments or revisions to the tentative map and any related engineering reports to attain substantial conformity.

4. 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, California Geologic Energy Management Division (CalGEM), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

5. 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.

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



Name Nargiss Majrooh Date 9/8/2025 Phone (626) 458-4921

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

Comply with the attached approved road conditions per tentative and exhibit maps dated 9/13/17 to the satisfaction of Public Works except for the following revisions:

A. Condition 33. Shall be deleted and replaced with the following: Comply with the streetlighting conditions dated 9/4/2025.

B. Condition 35. Shall be revised to read as follows: The existing approved conceptual signing and striping plan dated 06/29/16 has expired, submit a new conceptual signing and striping plan to Traffic Safety and Mobility for review and approval. After the approval of the aforementioned conceptual signing and striping plan, submit detailed signing and striping plans (scale 1"=40') for all multi-lane streets, private drive, and highways in the vicinity of this project at any other offisite location if required to mitigate any traffic impact (per the attached letter from Traffic Safety and Mobility dated 08/28/25) to the satisfaction of Public Works.

C. Conditions 36, 38 & 39. Shall replace the Traffic Safety and Mobility letter dated 10/16/16 with the attached letter dated 8/28/25.

D. Condition 43. shall be deleted.

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

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

2. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highways or industrial collectors). If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate, in accordance with AASHTO guidelines.

3. 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.

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

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

6. Provide maximum 6% grade through the knuckles.

7. Provide standard and modified knuckles on streets as shown on the tentative map to the satisfaction of Public Works.

8. Provide standard and modified cul-de-sacs on streets as shown on the tentative map.

9. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum three (3) percent grade on all "tee" intersections.

10. The centerline alignment of Ridge Route Road shall conform to the approved Interdepartmental Engineering Committee (IEC) P-273 (PW) to the satisfaction of Public Works.

11. Dedicate variable width right of way on Ridge Route Road, varying from 40 feet from centerline to 45 feet from centerline, to the satisfaction of Public Works.

12. Dedicate variable width right of way on Northlake Boulevard, varying from 32 feet from centerline to 43 feet from centerline, to the satisfaction of Public Works.

13. Dedicate right of way 35 feet from centerline on "A" Street to the satisfaction of Public Works.

14. Dedicate right of way 33 feet from centerline on "S" Street to the satisfaction of Public works.

15. Dedicate right of way 32 feet from centerline on "A" Street, "B" Street, "D" Street, "E" Street", "F" Street, "H" Street and, "O" Street to the satisfaction of Public Works.

16. Dedicate right of way 30 feet from centerline on "C" Street, "G" Street, "I" Street, "J" Street, "P" Street, "AA" Street, "DD" Street, "EE" Street, "GG" Street, "HH" Street, "PP" street, and "QQ" Street to the satisfaction of Public Works.

17. Dedicate right of way 29 feet from centerline on "O" Street, "BB" Street, "CC" Street, "FF" Street, "II" Street, "JJ" Street, "KK" Street, "LL" Street, "MM" street, "NN" Street, "OO" Street, "PP" Street, "QQ" Street, "RR" Street, and "SS" Street to the satisfaction of Public Works.

18. The design elements (alignment, curvature, slopes, easement widths) of the Private Drives are not necessarily approved. Conform to the final design criteria (alignment, curvature, slopes, right-of-way widths) of the approved "Private Drives and Traffic Calming Design Guidelines Manual". All private drives shall be constructed per an approved grading plan to the satisfaction of Public Works.

19. Provide a minimum of 25 feet curb return radii at all local street intersections to the satisfaction of Public Works. Minimum of 35 feet radius or larger radius returns shall be provided at all highway intersections and other intersections where larger radii are warranted to provide adequate design features at the discretion of Public Works.

20. Dedicate adequate property line return radii at all intersections to adequately construct a curb ramp to Americans with Disabilities Act (ADA) standards and to

the satisfaction of Public Works. At a minimum, the property line return radii shall be consistent with the necessary curb return radii and parkway widths that are deemed appropriate by Public Works. Additional right of way corner cut offs shall be dedicated at all signalized intersections and other locations where deemed appropriate by Public Works.

21. Secure offsite easements for road and slopes prior to tentative map approval.

22. Reserve easements for ingress/egress purposes over any sidewalks or multi-purpose use trails constructed outside the public right of way to the satisfaction of Public Works.

23. Construct curb, gutter, base, pavement, and sidewalk (if applicable) on all private drives to the satisfaction of Public Works. In addition, if applicable, construct additional sidewalk pop-outs in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works. All final design criteria (alignment, curvature, slopes, right-of-way widths) for private drives shall conform to the approved "Private Drives and Traffic Calming Design Guidelines Manual". All private drives shall be constructed per an approved grading plan to the satisfaction of Public Works.

24. 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. Slough wall is not required if there is a minimum of 3 feet wide flat area between the right of way and the toe of the slope provided there is appropriate drainage system to minimize the sloughing of the slope.

25. Permission is granted to reduce the centerline curve radius to 250 feet on "AA" Street and "C" street, and 300 feet on "G" Street to the satisfaction of Public Works.

26. Monument signs located on medians (within private drives or driveways to individual lots) shall not impede adequate line of sight to vehicles or pedestrians.

27. Provide adequate curb transitions on streets with variable right of way to the satisfaction of Public Works.

28. All gated entries proposed for any commercial lots shall substantially conform to the typical gate details provided in the "Private Drives and Traffic Calming Design Guidelines Manual" to the satisfaction of Public Works. Provide additional stacking distance if determined to be necessary to the satisfaction of Public Works.

29. All emergency vehicle access gates shall remain closed at all times, except during an emergency.

30. Provide intersection sight distance to the satisfaction of Public Works for a design speed of:

    (1) 55 mph (585 feet) on Ridge Route Road from North Lake Boulevard, "B" Street and "S" Street, on as depicted on the tentative map.

    (2) 40 mph (415 feet) on "A" Street from "D" Street and G" Street and driveway to lot 301, on "B" Street from "P" Street and driveway to lot 290, on "E" Street from "H" Street, on "I" Street from "J" Street, on "H" street from driveway to lot 304, on "O" Street from "G" Street, "P" Street, driveway to lot 293 and driveway to lot 296, as depicted on the tentative map.

    (3) 30 mph (310 feet) on "I" Street from "J" Street as depicted on the tentative map.

    Line of sight requirements for corner sight distance are not necessarily restricted to the above intersections. Additional line of sight for all other intersections and driveways shall be required if deemed necessary by the Department of Public Works. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.

31. Provide stopping sight distance as depicted on the tentative map and where applicable along all public streets. Line of sight shall be within right of way or dedicated airspace easements to the satisfaction of Public Works. In areas where the intersection sight distance overlaps with the stopping sight distance, the more stringent of the two shall govern.

32. All line of sight easements shall be depicted on grading and landscaping plans to the satisfaction of Public Works.

33. Comply with the street lighting requirements identified in the attached March 11, 2015 letter from our Traffic and Lighting Division to the satisfaction of Public works.

34. The roadway median layouts (pocket lengths, widths, etc) shown in the plan view of the tentative map are not necessarily approved.

35. Conform to the approved conceptual signing and striping plan (approved on June

29, 2016) and submit detailed signing and striping plans (scale 1" = 40') for all multi-lane streets, private drives, and highways in the vicinity of this project and at any other offsite location if required to mitigate any traffic impact (per the attached letter from our Traffic and Lighting Division dated October 3, 2016) to the satisfaction of Public Works.

36. Traffic Signal Plans (scale 1"=20') shall be required at any location where modification to the existing traffic signal has been deemed necessary and at locations where new traffic signals are to be installed (per the attached letter from our Traffic and Lighting Division dated October 3, 2016 to the satisfaction of Public Works.

37. Provide adequate signal easements at the entrance to any public street from a private drive/ fire lane to the satisfaction of Public Works.

38. Signing and striping plans, signal plans (where applicable), and cost estimates, are required for any segment of roadway or intersection identified in the approved traffic study as one for which the project is obligated to submit a pro-rata share payment. Should improvements to any segment of roadway or intersection as described above be included in a full mitigation for the Castaic Bridge and Major Thoroughfare (B&T) District, the project shall be exempt from submitting signing and striping, signal plans, and corresponding cost estimates for those improvements and shall only be responsible for paying the appropriate B&T District fees in effect at the time of final map recordation. If required, signing and striping plans, signal plans, and cost estimates may be conceptual in nature and shall be used solely as a tool to obtain a monetary value for the pro-rata share percentages identified in the approved traffic study. Approved cost estimates from Public Works must be obtained and the appropriate payments made prior to final map recordation.

39. Comply with the mitigation measures identified in the attached October 3, 2016 letter from our Traffic and Lighting Division to the satisfaction of Public Works. If a Bridge and Thoroughfare District is formed, and if signals identified in the study are included as facilities specifically identified for inclusion in that approved District, then the amount and eligibility for a credit against your District obligation may be given if approved by Public Works.

40. Plant street trees on all public and private streets to the satisfaction of Public Works.

41. Install postal delivery receptacles in groups to serve two or more residential units to the satisfaction of Public Works.

42. Underground all new and existing service lines and distribution lines that are less than 50 KV and 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.

43. Establish a Landscape Maintenance District (LMD), subject to the approval of Department of Public Works, Road maintenance Division, for the purpose of maintaining landscaped medians and parkways on all streets and highways to the satisfaction of Public Works. If for any reason, the LMD is not established, or ceases to exist, the maintenance responsibility will revert back to the Home Owners Association.

44. Prior to final map approval, pay the fees established by the Board of Supervisors for the Castaic Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation.

Prepared by Sam Richards Phone (626) 458-4921 Date: 10-11-17
tr73336r-rev5

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

MARK PESTRELLA, Director

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ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

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

August 28, 2025

IN REPLY PLEASE
REFER TO FILE: T-4

Ms. Maria Morris and Mr. Daryl Zerfass
Stantec
38 Technology Drive
Irvine, CA 92618

Dear Ms. Morris and Mr. Zerfass:

NORTHLAKE SPECIFIC PLAN
TRANSPORTATION ANALYSIS FOR CALIFORNIA
ENVIRONMENTAL QUALITY ACT – NOVEMBER 19, 2024
UNINCORPORATED CASTAIC AREA

Public Works reviewed the Transportation Impact Analysis dated November 19, 2024 (2024 TIA), for the proposed Northlake Specific Plan Development located east of the Interstate 5 freeway and north of Lake Hughes Road in the unincorporated Castaic area. This letter supersedes the previous letter dated December 2, 2024.

Project Description

The project proposed the development of 1,143 single family residential units, 1,341 multi-family residential units, 345 age qualified single family residential units, and 315 affordable mixed-use housing units and 6 market-rate live-work units for a total of 3,150 residential units. The project also proposed highway commercial (e.g., retail near the highway), a middle school (as an option), private and public recreational parks, and a fire station.

Project's Transportation Impact

According to the 2024 TIA, the project would not result in new transportation impacts to the unincorporated County. We generally agree with the findings in the 2024 TIA.

In addition to the 2024 TIA, Public Works also reviewed the Traffic Impact Analysis dated September 2016 (2016 TIA), and the Supplemental Analysis for School Site Relocation (SASSR) dated September 2016 for the proposed Northlake Development project located east of the Interstate 5 (I-5) Freeway and north of Lake Hughes Road in the

unincorporated Castaic/Lake Hughes area. This letter includes all previous requirements from the previous letter dated October 3, 2016.

Project's Phase 1 Transportation Impact

According to the 2016 TIA, the traffic generated by Phase 1 of the project alone will not have a significant transportation impact to County roadways or intersections in the area based on the County's Traffic Impact Analysis (TIA) Guidelines. We generally agree with the findings of the 2016 TIA.

Project's Phase 1 Alternative Transportation Impact

According to the SASSR, the traffic generated by the Phase 1 Alternative of the project alone will not have a significant transportation impact on County roadways or intersections in the area based on the County's TIA Guidelines. We generally agree with the findings of the SASSR.

Project's Build-Out Transportation Impact

According to the 2016 TIA, the traffic generated by the project alone will have a significant transportation impact at the three intersections listed below based on the County's TIA Guidelines. We generally agree with the findings of the 2016 TIA.

- Ridge Route Road at Lake Hughes Road
- I-5 Freeway Southbound On-Ramp at Parker Road
- I-5 Freeway Northbound Off-Ramp at Ridge Route Road

Mitigation of Project's Transportation Impact

According to the 2016 TIA, the following improvements are proposed at the intersection listed below to address the project's transportation impact. However, the proposed improvements do not fully mitigate the impact. Since no additional mitigation measures are feasible within the available right of way, the project's applicant shall appropriately describe this significant and unavoidable transportation impact in the project's Environmental Impact Report.

Ridge Route Road at Lake Hughes Road

- South Approach Mitigation: Add a right-turn lane.
- East Approach Mitigation: Add a right-turn lane.
- West Approach Mitigation: Add a left-turn lane, remove one through lane, and add a right-turn lane.
- This intersection will also require the installation of a traffic signal with southbound right-turn overlap phasing.
- The above improvements are identified as Castaic Bridge and Thoroughfare (B&T) District improvements. Construction of these improvements may qualify for a B&T District credit.

According to the 2016 TIA, the project's transportation impact could be mitigated at the two intersections listed below by implementing the following improvements:

I-5 Freeway Southbound On-Ramp at Parker Road

- East Approach Mitigation: Add two left-turn lanes.
- West Approach Mitigation: Add a right-turn lane.
- This intersection will also require the installation of a traffic signal.
- The above improvements are identified as Castaic B&T District improvements. Construction of these improvements may qualify for a B&T District credit.

I-5 Freeway Northbound Off-Ramp at Ridge Route Road

- South Approach Mitigation: Add a right-turn lane.
- East Approach Mitigation: Add a through lane.
- This intersection will also require the installation of a traffic signal.
- The above improvements are identified as Castaic B&T District improvements. Construction of these improvements may qualify for a B&T District credit.

We generally agree with the mitigation measures recommended in the 2016 TIA. Detailed traffic signal plans and signing and striping plans for the above improvements shall be submitted to Public Works for review and approval.

The project shall be responsible for monitoring traffic conditions at the three above-mentioned intersections beginning at the time of first occupancy to determine when the identified improvements for each intersection are required to

be constructed. A monitoring report to determine the appropriate installation period for the identified improvements shall be submitted to Public Works for review and approval at the following milestones:

1) 1,000 residential units or 100,000 square feet non-residential uses
2) 2,000 residential units or 200,000 square feet non-residential uses
3) 3,000 residential units or 300,000 square feet non-residential uses

Project's Cumulative Transportation Impact

According to the 2016 TIA, the cumulative traffic generated by the project and other related projects will have a significant transportation impact at the six intersections listed below based on the County's TIA Guidelines. We generally agree with the findings of the 2016 TIA.

- Castaic Road at Ridge Route Road
- Ridge Route Road and Lake Hughes Road
- The Old Road at I-5 Freeway Southbound On/Off-Ramps
- I-5 Freeway Northbound On/Off-Ramps at Lake Hughes Road
- I-5 Freeway Southbound On-Ramp at Parker Road
- I-5 Freeway Northbound Off-Ramp at Ridge Route Road

Mitigation of Project's Cumulative Transportation Impact

According to the 2016 TIA, the project's cumulative transportation impacts could be mitigated at the intersections listed below by implementing the following improvements:

Castaic Road at Ridge Route Road

- South Approach Mitigation: Add a left-turn lane.
- West Approach Mitigation: Add a right turn lane.
- This intersection will also require the installation of a traffic signal with southbound right-turn overlap phasing.
- The above improvements are identified as Castaic B&T District improvements. Payment of the Castaic B&T District fees in lieu of a pro rata share would address the cumulative impact at this intersection.

The Old Road at I-5 Freeway Southbound On/Off-Ramps

- Install traffic signal with northbound right-turn overlap phasing.
- The above improvement is identified as a Castaic B&T District improvement. Payment of the Castaic B&T District fees in lieu of a pro rata share would address the cumulative impact at this intersection.

I-5 Freeway Northbound On/Off-Ramps at Lake Hughes Road

- South Approach Mitigation: Add alert-turn lane and convert shared left-turn/ through lane to a shared left-turn/through/right-turn lane.
- This intersection will also require the installation of a traffic signal.
- The above improvements are identified as Castaic B&T District improvements. Payment of the Castaic B&T District fees in lieu of a pro rata share would address the cumulative impact at this intersection.

I-5 Freeway Southbound On-Ramp at Parker Road

The following improvements could mitigate the cumulative impact but are the same as those required to mitigate the project's transportation impact.

- East Approach Mitigation: Add two left-turn lanes.
- West Approach Mitigation: Add a right-turn lane.
- This intersection will also require the installation of a traffic signal.
- The above improvements are identified as Castaic B&T District improvements. Construction of these improvements may qualify for a B&T District credit.

I-5 Freeway Northbound Off-Ramp at Ridge Route Road

- East Approach Mitigation: Add a third through lane
- Modify the traffic signal in accordance with the above improvement.
- The above improvements are identified as Castaic B&T District improvements. Payment of the Castaic B&T District fees in lieu of a pro rata share would address the cumulative impact at this intersection.

Ridge Route Road at Lake Hughes Road

The following improvements could mitigate the cumulative impact but are the same as those required to mitigate the project's transportation impact. However, the proposed improvements do not fully mitigate the impact. Since no additional mitigation measures are feasible within the available right of way, the project's applicant shall appropriately describe this significant and unavoidable cumulative impact in the project's Environmental Impact Report.

- South Approach Mitigation: Add a right-turn lane.
- East Approach Mitigation: Add a right-turn lane.
- West Approach Mitigation: Add a left-turn lane, remove one through lane, and add a right-turn lane.
- This intersection will also require the installation of a traffic signal with southbound right-turn overlap phasing.
- The above improvements are identified as Castaic B&T District improvements. Construction of these improvements may qualify for a B&T District credit.

We generally agree with the mitigation measures recommended in the 2016 TIA. The project is located within the Castaic B&T District. Consequently, the project shall pay its share of the Castaic B&T District fees prior to approval of the final map. Please contact Land Development Division for the determination and payment of these fees.

The project shall be responsible for monitoring traffic conditions at the above-mentioned intersections beginning at the time of first occupancy to determine when the identified improvements for each intersection are required to be constructed. A monitoring report to determine the appropriate installation period for the identified improvements shall be submitted to Public Works for review and approval at the following milestones:

1) 1,000 residential units or 100,000 square feet non-residential uses
2) 2,000 residential units or 200,000 square feet non-residential uses
3) 3,000 residential units or 300,000 square feet non-residential uses

Site Access Requirements

Traffic signals shall be installed at the five intersections listed below within the project site. The street names for these intersections are taken from the 2016 TIA and were not checked against the latest tentative tract maps. The project shall solely design and construct the traffic signals to the satisfaction of Public Works. The traffic signals shall be installed and operational concurrent with the installation of the curb, gutter, and the first lift of asphalt pavement. Detailed signing/striping and traffic signal plans shall be submitted to Public Works for review and approval.

- Ridge Route Road at B Street
- Ridge Route Road at Northlake Boulevard
- Northlake Boulevard at A Street
- Northlake Boulevard at E Street
- Ridge Route Road at SS Street

Additionally, traffic signals may be warranted in the future at the following intersections:

- School Driveway at Northlake Boulevard
- Ridge Route Road at Shadow Lake Lane
- Ridge Route Road at Elk Ridge Road

The project shall enter into a secured agreement with Public Works to guarantee the design and construction of the three traffic signals when the traffic conditions warrant their installation. The intersections shall be monitored for the installation of the signals every year for up to 5 years after the certificate of occupancy of the last unit is issued. Upon Public Works' determination that the traffic signals are warranted, the project's developer shall design the necessary plans and construct the signal to the satisfaction of Public Works. Any security previously submitted for traffic signal construction will be returned once the construction is completed to the satisfaction of Public Works or at the expiration of the above-mentioned monitoring period.

Flashing beacons shall be installed at the Fire Station within the project site. The project shall solely design and construct the flashing beacons to the satisfaction of Public Works. The flashing beacon shall be installed and be operational concurrent with the installation of the curb, gutter, and the first lift of asphalt pavement. Detailed signing/striping and traffic signal plans shall be submitted to Public Works for review and approval.

Other Jurisdictions

We recommend the applicant consult with the City of Santa Clarita and the California Department of Transportation to obtain concurrence with any potential transportation impacts within their jurisdiction.

If you have any questions, please contact Mr. Stephen Lamm, Traffic Safety and Mobility Division, at (626) 300-4764 or slamm@pw.lacounty.gov.

Very truly yours,

MARK PESTRELLA, PE
Director of Public Works



JULIAN GARCIA, P.E.
Assistant Division Head
Traffic Safety and Mobility Division

SL:wm
SP:\TSMPUB\STDIES\LTRS& MEMS\ESTU2023000255-N.LAKE TIA APPRVL LTR–JUN2025

bc: Land Development (Suarez, Lasso)

THE PROJECT DOES REQUIRE NEW STREETLIGHTS AND ANNEXATION IS REQUIRED. SEE BELOW FOR FURTHER DETAILS.

Project is not in the County Lighting Maintenance District (CLMD) 1687. The Subdivision project shall conform to the design standards and policies of Public Works, in particular, but not limited to the statements and conditions below:

STREETLIGHT REQUIREMENTS

1. Streetlight(s) shall be provided to the satisfaction of Public Works or as modified by Public Works on all public streets/highways within and around TR 73336.

2. Provide streetlights on new concrete pole(s) with underground wiring. The streetlights shall be designed as a County owned and maintained system.

3. Prior to recordation of final map, submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.

4. If annexation is required for the project, street lighting plans cannot be approved until the Board of Supervisors approve the annexation.

5. If phasing of the project is approved, each phase of the project shall be subject to the conditions for each individual phase.

6. For subdivisions, Street lighting plans shall be approved prior to map recordation.

7. Street lighting improvements shall be installed per approved plans prior to the issuance of a certificate of occupancy.

ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS

8. The proposed project or a portion(s) of the proposed project is not within the existing CLMD and annexation to the CLMD is required, prior to recordation of final map or parcel map waiver. The Board of Supervisors must approve the annexation and levy of assessments prior to Public Works approving the street lighting plans.

9. Upon approval of the Tentative Map, the developer must notify schavez@pw.lacounty.gov in order to initiate the annexation process.

10. Upon approval of the Tentative Map, the applicant (property owner or authorized representative) shall comply with the Conditions of Annexation listed below in order for the CLMD to pay the future operation and maintenance costs of streetlight(s):

    a. Submit a street lighting plan for the proposed streetlight(s) meeting County lighting standards to the satisfaction of Public Works.

b. Provide business address and developer/property owners 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.
c. Submit site map of the proposed project including any roadways conditioned for streetlights that are outside the proposed project area to the Street Lighting Section. Contact the Street Lighting Section at (800) 618-7575 for map requirements and/or questions you may have.
d. If no new streetlights are required but annexation is required, submit a street lighting plan showing the location of existing streetlights.
e. For subdivisions, provide a copy of the recorded subdivision map, if recorded.

11. The annexation and assessment balloting process takes approximately 18 months to complete once the annexation and levy of assessment timeline acknowledgment form is signed by the developer after the above information is received and approved. Therefore, untimely submittal of the above information may result in delaying the approval of the street lighting plans.

12. Upon project recordation, the developer must notify Public Works, Street Lighting Section. The applicant shall provide the status of this approval to schavez@pw.lacounty.gov.

TRANSFER REQUIREMENTS

13. The applicant (property owner or authorized representative) shall be responsible for the operation and maintenance of streetlights along with their associated costs that are installed as a condition of development. The applicant will remain responsible until the streetlights are formally accepted into the County Lighting District for operation and maintenance and their billing is transferred into a County Lighting District account with Southern California Edison.

14. Public Works can assume the responsibility for operation, maintenance, and funding all associated costs of all streetlights installed and transfer the billing when all of the following conditions are met (the transfer of billing may be delayed one or more years if the conditions are not met):

a. All required streetlights (LS-2/LS-3) in the project have been constructed per Public Works approved street lighting plan, energized, and field accepted.
b. The County Lighting Districts is receiving revenue from the benefitting properties via the annual property tax bill.
c. The County have formally accepted the transfer and conveyance of the streetlights. To initiate the process, the applicant must make a written request to schavez@pw.lacounty.gov. Alternatively, the applicant can call (800) 618-7575 to make the request over the phone. When completed, Public Works will issue a letter to the developer that the streetlights have been formally accepted.

d. Any underlying road(s) or any associated road improvements have been accepted for public use.

Once the transfer is complete, the County will authorize the release of any remaining bond, if any.

15. Prior to the County accepting the streetlights into the County Highway System to assume the operation and maintenance responsibilities for the streetlights, a final field review will be conducted to ensure all streetlights are installed per approved plans and no knockdowns have occurred at the time of transfer.

16. The County Lighting Districts cannot assume responsibility for streetlights located within gated communities or on roadways designated as a private or private-future street.

Additional Conditions for Edison owned Streetlight Transfer of Billing:

17. Comments/Additional Requirements:

None.

Prepared by: Sergio Chavez Phone: (626) 300-4733 Date: 09/04/2025

LAND DEVELOPMENT DIVISION
SEWER UNIT

TRACT MAP NO.: 73336

TENTATIVE MAP DATED 08-20-2025
EXHIBIT "A" MAP DATED 08-20-2025

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

1. The subdivider shall install and dedicate main line sewers and serve each building/lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.

2. The subdivider shall comply with the mitigation measures as identified in the approved sewer area study (PC 12245AS, dated 01/23/2024) to the satisfaction of Public Works. If the existing sewer system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

3. 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.

4. All sewer pump stations shall be constructed to the satisfaction of Public Works.

5. Ingress and egress easements are required, subject to review by Public Works to determine the final locations and requirements.

6. Provide a minimum 10-foot sewer easement on the private driveway and fire lane to the satisfaction of Public Works.

LAND DEVELOPMENT DIVISION
SEWER UNIT

TRACT MAP NO.: 73336

TENTATIVE MAP DATED 08-20-2025
EXHIBIT "A" MAP DATED 08-20-2025

Prepared by P.R. Pedro Romero Phone (626) 458-4957 Date 09-04-2025

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

1. 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.

2. 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.

3. It is the sole responsibility of the applicant to provide the most up to date Will Serve Letter from the Santa Clarita Valley Water Agency and meet all of their requirements/clearances prior to filing or recording of any final map.

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

4. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 500 square feet, in accordance with the Model Water Efficient Landscape Ordinance.

5. Depict all line-of-sight easements on the landscaping and grading plans.

6. Install a separate irrigation system for recycled water use per landscape plans.

7. If necessary, install off-site recycle water mainline per landscape plans to serve this subdivision to the satisfaction of Public Work.

8. 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.

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

EPIC-LA NUMBER:	RPPL2023004336	PROJECT NUMBER:	TR 73336 (Northlake - Master Project)
CITY/COMMUNITY:	Castaic	STATUS:	Cleared
PROJECT ADDRESS:		DATE:	09/23/2025

CONDITIONS

1. A digital copy of the Final Map shall be submitted to the Fire Department's Land Development Unit for review and approval prior to recordation.
2. The driveways required for Fire Apparatus Access Roads shall be indicated on the Final Map as "Private Driveway and Fire Lane" with the widths clearly depicted. 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.
3. A digital copy of the Grading Plan shall be submitted to the Fire Department's Land Development Unit for review and approval. Compliance is required prior to Final Map clearance.
4. A digital copy of the Water Plans for the required public fire hydrants shall be submitted to the Fire Department's Land Development Unit for review and approval. Compliance is required prior to prior to project construction. Submittal shall be provided through EPIC-LA using the following Plan Type: Fire Land Development–City Request–Water Plan & System Review.
5. Prior Final Map recordation, provide written verification stating the required public fire hydrants have been bonded for in lieu of installation. Submittal shall be provided through EPIC-LA in the project's Final Map or Water Plan plan number.
6. Prior to Final Map clearance, a copy of the Road Improvement plans shall be submitted to the Fire Department for review and approval of the proposed center medians on Ridge Route Road and Northlake Boulevard confirming they will not impact the fire apparatus access.
7. 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).
8. 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)
9. Due to the proximity of the existing overhead High Voltage Electric Power Transmission Lines to the south of the property, all proposed buildings shall be in compliance with the Fire Department’s Regulation 27. Verification for compliance will be performed during the architectural plan review prior to building permit issuance.
10. 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.
11. 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.
12. The fire lanes for any other lot such as multi-family residential, senior housing, commercial/industrial, or recreational/park where the vertical distance between the access roadway and the highest roof surface does

Reviewed by:

not exceed 30 feet, provide a minimum unobstructed width of 26 feet, exclusive of shoulders and an unobstructed vertical clearance “clear to sky” Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. The highest roof surface shall be determined by measurement of the vertical distance between the access roadway and the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. 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.

13. For buildings where the vertical distance between the access roadway and the highest roof surface exceeds 30 feet from the lowest level of the Fire Apparatus Access Road, provide a minimum unobstructed width of 28 feet, exclusive of shoulders and an unobstructed vertical clearance “clear to sky” Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. At least one required access route meeting this condition shall be located such that the edge of the Fire Apparatus Access Roadway, not including shoulders, that is closest to the building being served, is between 10 feet and 30 feet from the building, as determined by the fire code official, and shall be positioned parallel to one entire side of the building. The side of the building on which the Fire Apparatus Access Road is positioned shall be approved by the fire code official.
14. 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.
15. 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.
16. 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.
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. 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.
19. 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
20. Install a total of 227 public fire hydrants as noted by the Fire Department on the Revised Tentative Track Map & Revised Exhibit A-Fire Hydrant Plan with the review date of 04/03/2024. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. All fire hydrants shall measure 6”x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4
21. Install 17 public fire hydrants as noted by the Fire Department on the tentative tract map for the single family detached homes. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. All fire hydrants shall measure 6”x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4
22. The following information is the total number of public fire hydrants on each sheet in the Revised Exhibit A Planning Area's:
    Sheet 2 - Exterior (off-site)-11, Interior (on-site)-8 & Single Family Residential (on-site)-2
    Sheet 3 - Exterior (off-site)-11, Interior (on-site)-13 & Single Family Residential (on-site)-0
    Sheet 4 - Exterior (off-site)-7, Interior (on-site)-3 & Single Family Residential (on-site)-5
    Sheet 5 - Exterior (off-site)-14, Interior (on-site)-0 & Single Family Residential (on-site)-7
    Sheet 6 - Exterior (off-site)-12, Interior (on-site)-6 & Single Family Residential (on-site)-0
    Sheet 7 - Exterior (off-site)-21, Interior (on-site)-9 & Single Family Residential (on-site)-0
    Sheet 8 - Exterior (off-site)-14, Interior (on-site)-0 & Single Family Residential (on-site)-6
    Sheet 9 - Exterior (off-site)-14, Interior (on-site)-0 & Single Family Residential (on-site)-4
    Sheet 10 - Exterior (off-site)-16, Interior (on-site)-0 & Single Family Residential (on-site)-1
    Sheet 11 - Exterior (off-site)-2
    Sheet 12 - Exterior (off-site)-24
23. Additional fire hydrants will be required on Lots 312, 313, 316, 317 & 318, and possibly on the park site.
24. The required fire flow for the public fire hydrants for this project other than single-family residential is 4000 GPM

Reviewed by:

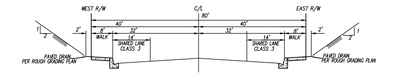


at 20 psi residual pressure for 4 hours. Three (3) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B

25. The fire flow is subject to reduction during the building plan check process. Provide the type of construction and total square footage for each proposed and existing building, along with written verification of an approved automatic fire sprinkler system in conformance of NFPA 13.
26. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
27. The required fire flow for the public fire hydrants for single family residential homes less than a total square footage of 3600 feet is 1250 gpm at 20 psi residual pressure for 2 hours with one public fire hydrant flowing. Any single family residential home 3601 square feet or greater shall comply too Table B105.1 of the Fire Code in Appendix B.
28. 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.
29. The fire station requirements and conditions will remain the same as previously agreed upon between the Fire Department and the applicant. The fire station site will be located on Lot 386, adjacent to Planning Area 13.

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

Reviewed by:



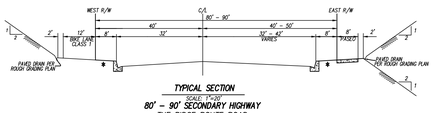
TYPICAL SECTION

SCALE: 1"=20'

80' SECONDARY HIGHWAY

THE RIDGE ROUTE ROAD

(FROM TR. 44429 TO 1200' N'LY TR. 44429)



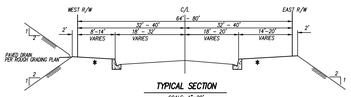
TYPICAL SECTION

SCALE: 1"=20'

80' - 90' SECONDARY HIGHWAY

THE RIDGE ROUTE ROAD

(FROM 1200' N'LY TR. 44429 TO NORTHLAKE BLVD.)



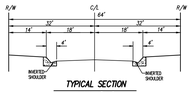
TYPICAL SECTION

SCALE: 1"=20'

64' - 80' LIMITED SECONDARY HWY

THE RIDGE ROUTE ROAD

(FROM NORTHLAKE BLVD. TO 900' N'LY NORTHLAKE BLVD.)



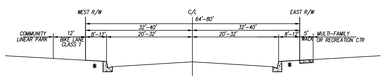
TYPICAL SECTION

SCALE: 1"=20'

64' LIMITED SECONDARY HWY

THE RIDGE ROUTE ROAD

(FROM 900' N'LY NORTHLAKE BLVD. TO 3200' N'LY OF NORTHLAKE BLVD.)



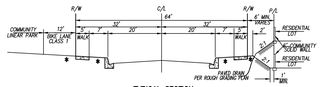
TYPICAL SECTION

SCALE: 1"=20'

80' STREET (MOD. INDUSTRIAL COLLECTOR)

NORTHLAKE BLVD.

(FROM "A" ST. TO 600' NE'LY "A" ST.)



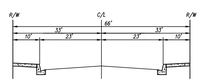
TYPICAL SECTION

SCALE: 1"=20'

64' STREET (LOCAL COLLECTOR)

NORTHLAKE BLVD.

(FROM 600 NE'LY "A" ST. TO "E" ST.)



TYPICAL SECTION

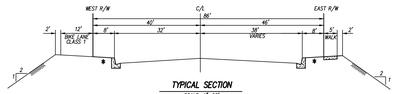
SCALE: 1"=20'

66' STREET

"S" ST.

NOTES FOR STREET SECTIONS:

1. SLOUGH WALL REQUIRED AT TOE OF ADJACENT SLOPE IF TOE OF SLOPE IS CLOSER THAN 3' TO THE BACK OF WALK, AND SLOPE IS OVER 5' HIGH.
2. PUBLICLY MAINTAINED SIDEWALKS SHALL BE PLACED 6" FROM RIGHT OF WAY UNLESS SIDEWALK ABUTS A PROPOSED WALL IN WHICH CASE IT SHOULD BE PLACED AGAINST THE WALL.
3. LANDSCAPE SLOPING AWAY FROM R/W TO BE 2:1 MAX.
4. NO RAISED MEDIAN PROPOSED.



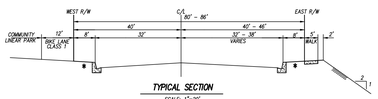
TYPICAL SECTION

SCALE: 1"=20'

86' STREET (MOD. INDUSTRIAL COLLECTOR)

NORTHLAKE BLVD.

(FROM RIDGE ROUTE ROAD TO 1000' SE'LY "A" ST)



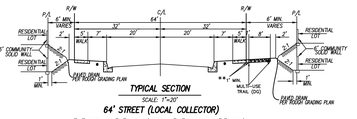
TYPICAL SECTION

SCALE: 1"=20'

80' - 86' STREET (MOD. INDUSTRIAL COLLECTOR)

NORTHLAKE BLVD.

(FROM 1000' SE'LY "A" ST TO "A" ST)

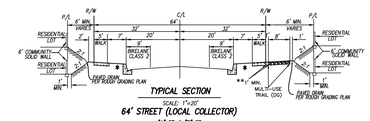


TYPICAL SECTION

SCALE: 1"=20'

64' STREET (LOCAL COLLECTOR)

"O" ST. & "F" ST. (FROM "O" ST. TO "I" ST.)

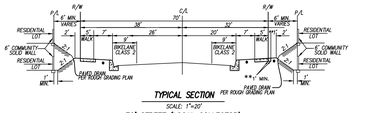


TYPICAL SECTION

SCALE: 1"=20'

64' STREET (LOCAL COLLECTOR)

"A" ST. & "B" ST.

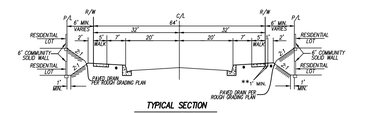


TYPICAL SECTION

SCALE: 1"=20'

70' STREET (LOCAL COLLECTOR)

"A" ST. (FROM NORTHLAKE BLVD TO "B" ST.)

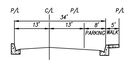


TYPICAL SECTION

SCALE: 1"=20'

64' STREET (LOCAL COLLECTOR)

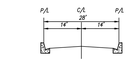
"D" ST.,"E" ST., "F" ST. (FROM "A" ST. TO "I" ST.) & "H" ST.,



TYPICAL SECTION

SCALE: 1"=20'

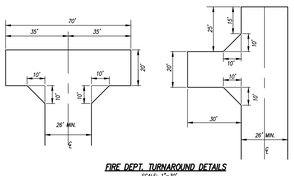
PRIVATE DRIVEWAY & FIRE LANE W/ PARKING ONE SIDE FOR MULTI-FAMILY PLANNING AREA



TYPICAL SECTION

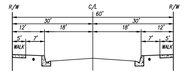
SCALE: 1"=20'

PRIVATE DRIVEWAY & FIRE LANE, NO PARKING FOR MULTI-FAMILY PLANNING AREA



FIRE DEPT. TURNAROUND DETAILS

SCALE: 1"=30'

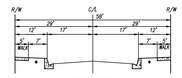


TYPICAL SECTION

SCALE: 1"=20'

60' STREET

"C" ST., "AA" ST., "DD" ST.,"EE" ST., "GG" ST., "HH" ST., & "PP" ST., & "QQ" ST.

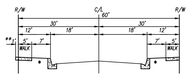


TYPICAL SECTION

SCALE: 1"=20'

58' STREET

"BB" ST., "CC" ST., "FF" ST., "II" ST., "JJ" ST., "KK" ST., "LL" ST., "MM" ST., "NN" ST., "OO" ST. & "PP" ST., "QQ" ST., "RR" ST., & "SS" ST.

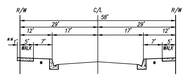


TYPICAL SECTION

SCALE: 1"=20'

60' STREET

"G" ST., "J" ST.& "P" ST.



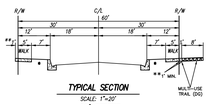
TYPICAL SECTION

SCALE: 1"=20'

58' STREET

"O" ST.

(FROM "P" ST. TO CUL-DE-SAC)



TYPICAL SECTION

SCALE: 1"=20'

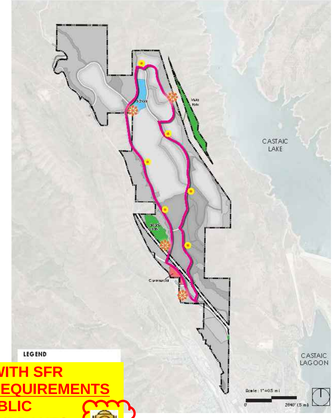
60' STREET

"I" ST.

* LANDSCAPE AREA – SEE LANDSCAPE PLAN FOR DETAILS (TO BE MAINTAINED BY A LMD OR HOA)

** HARDSCAPE: DELINEATION FOR TRAIL PURPOSES WHERE AVAILABLE.

SHEET INDEX	
SHEET NO.	SHEET TITLE
1	TITLE SHEET
2	P-1 AND P-2
3	P-9 , P-10 AND P-12
4	P-11 AND P-13
5	P-4, P-15 AND P-16 / MIDDLE SCHOOL ALT
6	P-3, P-4, P-5 AND P-6
7	P-7 AND P-8
8	P-24 AND P-25
9	P-28
10	P-26 AND P-27
11	SPORT PARK LOT
12	GENERAL COMMERCIAL LOTS



CITY TRANSIT SYSTEM

NOT TO SCALE

PARCEL NUMBERS BASED ON FIDELITY NATIONAL TITLE COMPNAY AMENDED PRELIMINARY TITLE REPORT ORDER NO. 996-23064296-C-TR7 DATED JUNE 6, 2023.

P.T.R. PARCEL NO	A.P.N.
1*	3247-010-049 and 3247-010-050
2*	3244-003-018
3	3247-040-008 (PORTION)
4	3247-040-008 (PORTION)
5	3247-040-008 (PORTION)
6	3247-040-008 (PORTION)
7	3247-040-013 (PORTION)
8	3247-040-009 (PORTION)
9	3247-040-009 (PORTION)
10	3247-040-009 (PORTION)
11	3247-040-009 (PORTION)
12	3247-040-013 (PORTION)
13	3247-040-013 (PORTION)
14	3247-040-013 (PORTION)
15	3244-012-054 & 059
16	3244-012-057
17	3244-012-013
18	3247-041-008
19	3247-041-020
20	3247-041-021
21	3247-041-023
22	3247-041-022
23	2865-036-003
24	2865-036-002
25	2865-036-001 AND 2865-003-013
26	2865-003-035
27	3244-004-051
28	3244-004-053
29	3244-012-049
30	3244-012-048
31	3244-012-046
32	3244-012-058
33	3244-004-052
34	3244-004-024
35	3244-013-001
36	3244-012-045
37	3247-017-019
38	3244-012-050
39	3244-014-015
40	3244-014-067 & 068
41	3247-041-018
42	3247-041-015
43	3244-014-053
44*	3244-014-044
45*	3244-014-038
46*	3247-041-012
47*	3244-013-004
48*	3244-013-002
49*	3244-013-005
50*	3244-013-009
51*	3244-013-010
52	3244-014-050
53*	3244-015-018
54*	3244-014-022
55*	3244-014-021
56	3244-014-062
57*	3244-014-063
60	3247-041-007
61	3247-041-009
66	3247-041-010
68*	3244-012-056
69*	3244-014-045
70**	3244-012-904
71**	3244-004-906
72*	3244-014-902
73*	3247-017-900

*ASTERISK INDICATES PARCEL IS NOT A PART OF THIS SUBDIVISION BUT UNDER SAME OWNERSHIP OR OFFSITE IMPROVEMENT

**ASTERISK INDICATES PARCEL TO BE AQUIRED

NOTE: NORTHEASTERLY PORTION OF PARCEL 32 IS NOT A PART OF THIS SUBDIVISION BUT UNDER SAME OWNERSHIP

PARKING SPACE SUMMARY TABLE								
P.A	Product	DU	Res. Parking Req.	Res. Parking Provided	Guest Parking Req.	Guest Parking Provided	Handicap Req.	Handicap Provided
1	Valmont	189	334	334	48	48	2	3
2	Santa Rosa	91	156	156	23	24	1	1
	Magnolia	40	80	80	10	12	1	1
3	Santa Rosa	49	98	98	13	14	1	1
4	Caserta	48	96	96	12	13	2	2
5	Brookland	38	76	76	10	11	1	1
6	Brookland	21	42	42	6	8	1	1
7	Caserta	88	176	176	22	28	2	2
8	Meriwether	111	222	222	28	33	2	3
9	Santa Rosa	112	192	192	28	31	2	2
10	Caserta	100	200	200	25	25	1	2
11	Meriwether	81	162	162	21	29	2	2
12	Brookland	117	234	234	30	32	2	2
13	Knolls	71	142	142	18	29	1	2
14	Magnolia	36	72	72	9	12	1	1
	Knolls	44	88	88	11	17	1	1
15	Magnolia	31	62	62	8	10	1	1
	Knolls	32	64	64	8	13	1	1
16	Knolls	42	84	84	11	18	1	1
24	Bungalows	138	276	276	35	44	2	2
25	Casitas	61	122	122	16	18	2	2
26	Casitas	61	122	116	16	19	1	1

MANUFACTURED OS	
Lot	Area (Ac.)
330	3.4
331	8.4
332	2.8
333	1.7
335	3.6
336	14.2
337	9.4
338	6.8
339	4.4
340	0.2
341	14.3
342	0.7
343	18.9
344	10.1
345	7.8
346	5.5
347	4.8
348	1.7
349	2.7
350	3.1
351	0.7
352	12.3
353	10.5
354	3.8
355	5.1
	9.5
	0.7
	1.6
	3.1
	21.
	7
	sle

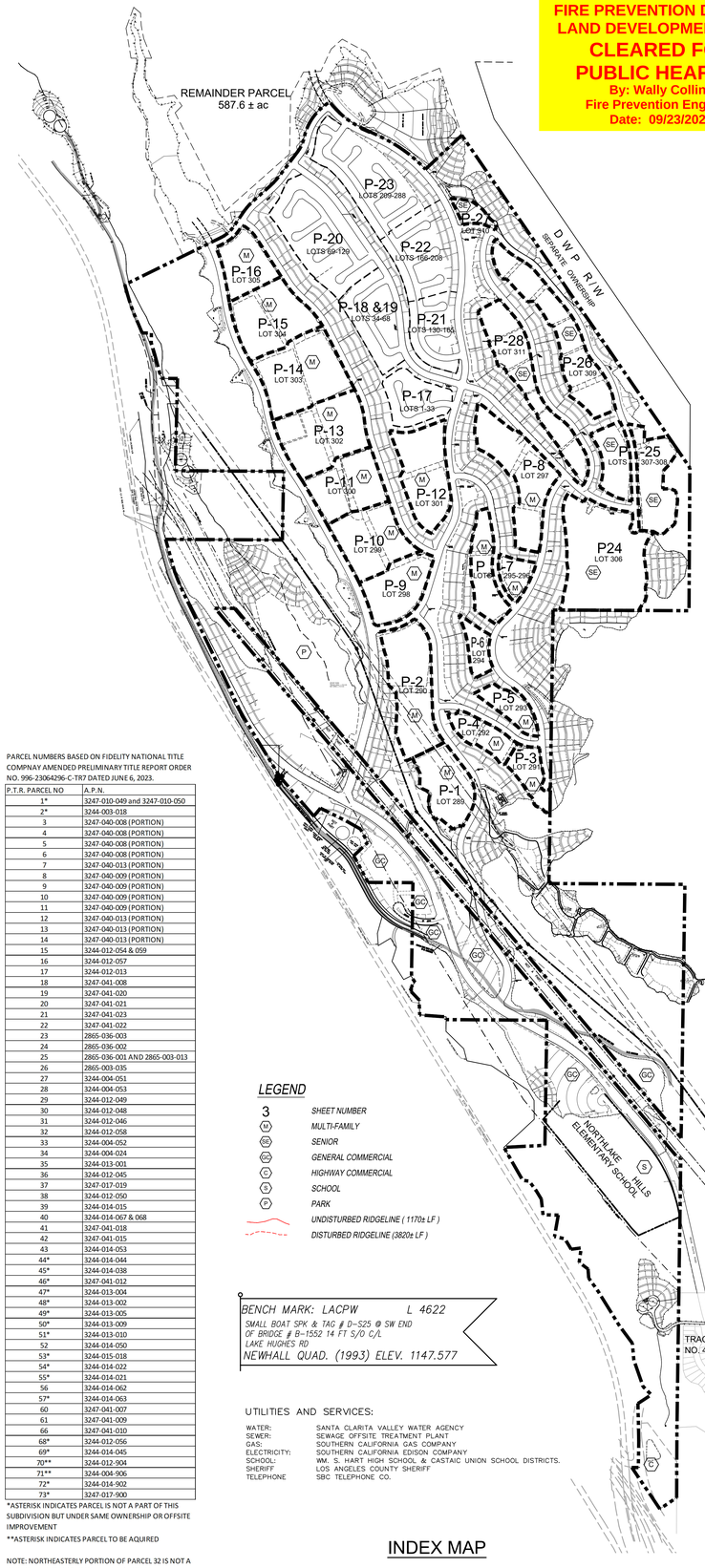
NATURAL OS	
Lot	Area (Ac.)
334	2.5
358	39.6
359	33.0
360	12.4
361	9.3
362	4.8
363	10.2
364	10.9
365	34.6
366	6.6
	163.9

TOTAL EXTERIOR PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL 146 PUBLIC 6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503
PUBLIC FIRE FLOW REQUIREMENT
4000 GPM @ 20 PSI FOR 4 HOURS
Fire Sprinklers Required

TOTAL INTERIOR W/O SFR PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL 39 PUBLIC 6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503
PUBLIC FIRE FLOW REQUIREMENT
4000 GPM @ 20 PSI FOR 4 HOURS
Fire Sprinklers Required

TOTAL INTERIOR WITH SFR PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL 34 PUBLIC 6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503
PUBLIC FIRE FLOW REQUIREMENT
1250 GPM @ 20 PSI FOR 1 HOUR

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 09/23/2025



LEGEND

3	SHEET NUMBER
M	MULTI-FAMILY
SE	SENIOR
GC	GENERAL COMMERCIAL
C	HIGHWAY COMMERCIAL
S	SCHOOL
P	PARK
	UNDISTURBED RIDGELINE (1170± LF)
	DISTURBED RIDGELINE (3820± LF)

BENCH MARK: LACPW L 4622
SMALL BOAT SPK & TAG @ D-525 @ SW END OF BRIDGE @ 8-1552 14 FT S/O C/L LAKE HUGHES RD
NEWHALL QUAD. (1993) ELEV. 1147.577

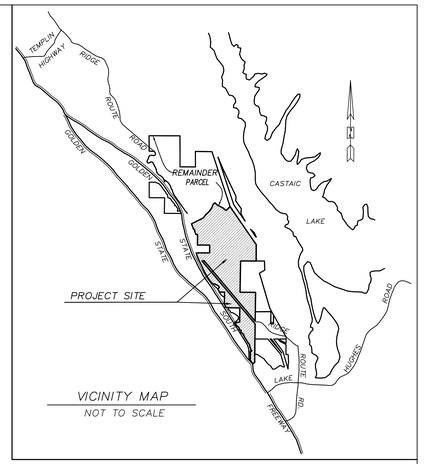
UTILITIES AND SERVICES:

WATER:	SANTA CLARITA VALLEY WATER AGENCY
SEWER:	SEWAGE OFFSITE TREATMENT PLANT
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON COMPANY
SCHOOL:	WM. S. HART HIGH SCHOOL & CASTAIC UNION SCHOOL DISTRICTS.
SHERIFF	LOS ANGELES COUNTY SHERIFF
TELEPHONE	SBC TELEPHONE CO.

INDEX MAP

0 500 1000 2000 Feet

1"=500'



DATA SUMMARY:

ACRES(GROSS)	719.8 ± AC
ACRES(NET)	635.5 ± AC
EXISTING & PROPOSED ZONING	NORTHLAKE S.P
EXISTING & PROPOSED GENERAL PLAN (2012 SCVAP)	NORTHLAKE S.P
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SINGLE & MULTIFAMILY RESIDENTIAL COMMERCIAL AND OPEN SPACE

LOT SUMMARY:

SINGLE FAMILY LOTS	(40.6 Ac.) – 288 DU'S	1 TO 288	(288)
MULTI-FAMILY LOTS	(107.2 Ac.) – 1341 DU'S	289 TO 305	(17)
SENIOR M.F. LOTS	(49.1 Ac.) – 345 DU'S	306 TO 311	(6)
GENERAL COMMERCIAL	(20.4 Ac.) – 321 DU'S	312 TO 313	(2)
		315 TO 318	(4)
HIGHWAY COMMERCIAL	(2.5 Ac.)	314	(1)
PUBLIC PARK LOT	(16.3 Ac.)	319	(1)
PRIVATE PARK LOTS	(8.0 Ac.)	320 TO 329	(10)
OPEN SPACE (MFD)	(192.9 Ac.)	330 TO 368	(39)
OPEN SPACE (NATURAL)	(163.9 Ac.)		
TANK SITE	(6.5 Ac.)	369 TO 370	(2)
DEBRIS BASIN LOTS	(11.5 Ac.)	371 TO 383	(13)
WATER QUALITY BASIN	(15.0 Ac.)	384	(1)
PUMP STATION	(0.2 Ac.)	385	(1)
FIRE STATION	(1.4 Ac.)	386	(1)
PUBLIC R/W	(84.3 Ac.)		
TOTAL LOTS	(719.8 Ac.) – TOTAL 2295 DU'S	386	

NOTES

1. TOTAL EARTHWORK APPROXIMATELY CUT 17,160,000 C.Y. ± FILL 15,840,000 C.Y. ± EARTHWORK WILL BE BALANCED ON-SITE DUE TO SHRINKAGE.
2. TOPOGRAPHIC MAPPING BY HORIZON SURVEYS, 2 FT CONTOUR INTERVAL. (JULY 8, 2002)
3. REQUEST PERMISSION TO ADJUST LOT LINES TO THE SATISFACTION OF DRP.
4. REQUEST PERMISSION TO RECORD UNIT TRACT MAPS TO THE SATISFACTION OF DRP.
5. REQUEST PERMISSION TO CREATE ADDITIONAL OPEN SPACE LOTS.
6. BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA.
7. THE APPLICANT IS REQUESTING THE RIGHT TO ADJUST STREET AND BUILDING PAD ELEVATIONS UP TO 10 FEET ON THE FINAL GRADING PLAN TO THE SATISFACTION OF DRP AND DPW.
8. TOPS AND TOES OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING TO SATISFACTION OF DRP AND DPW.
9. MAXIMUM SLOPE GRADE IS 2:1 FOR ALL SLOPES.
10. A LANDSCAPE MAINTENANCE DISTRICT OR HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED FOR MAINTENANCE OF OPEN SPACE AREAS AND ALL COMMON SLOPE AREAS.
11. ALL SLOPES WITHIN HOMEOWNER'S ASSOCIATION COMMON AREAS OR LANDSCAPE MAINTENANCE DISTRICTS ARE TO BE PLANTED AND IRRIGATED WITH COUNTY APPROVED MATERIAL.
12. PORTIONS OF THE OLD RIDGE ROUTE ROAD TO BE ABANDONED AND REPLACED WITH A ROAD PER CURRENT COUNTY STANDARDS.
13. MULTI-FAMILY LOTS ARE FOR CONDO PURPOSES.
14. REQUEST PERMISSION TO CREATE A LARGE LOT PARCEL MAP FOR SALES PURPOSES AND WHERE EACH LOT IS GREATER THAN 40 ACRES.
15. SITE CONTAINS NO OAK TREES.
16. ALL STREET LANDINGS ARE 3% OR LESS EXCEPT WHERE NOTED.
17. ALL GRADING ELEVATIONS ARE ± 10 FEET.
18. ALL ITEMS REQUESTED WITH CUP NO. RPPL2023004316 (i.e. GRADING, WATER TANKS, SP SITE PLAN/SCR REVIEW, AND WALLS EXCEEDING 6 FEET IN HEIGHTS), AS WELL AS THAT IN PHASE 2 WILL REQUIRE A NEW CUP. ENVIRONMENTAL ASSESSMENT NO. RPPL2023004887.
19. PRIVATE DRIVES SHALL BE DESIGNED ACCORDING TO THE WESTSIDE COMMUNITIES PRIVATE DRIVE AND TRAFFIC CALMING DESIGN GUIDELINES CONSISTENT WITH HEALTHY DESIGN REQUIREMENTS.
20. ALL STREET CURB RETURNS ARE 25' RADII UNLESS SPECIFIED ON THE PLAN.
21. LANDSCAPING IN THE COMMON AREAS AND DRIVES INCLUDING COMMON AREAS FENCING AND WALL WILL BE DROUGHT TOLERANT IN NATURE. DETAILED LANDSCAPING WILL BE PROVIDED ONCE THE PLOT PLANS ARE FINALIZED AND SUBMITTED TO THE COUNTY FOR APPROVAL.
22. BICYCLE SHOWER AND CHANGING FACILITIES (BSF) WILL BE PROVIDED FOR ALL BUILDINGS ≥ 75,000 S.F. AND WILL BE DEPICTED IN DETAIL ON FUTURE PLOT PLANS
23. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 6 22.52.1225.
24. PER THE APPROVED NORTHLAKE SPECIFIC PLAN THE MAXIMUM ALLOWED COMMERCIAL SQUARE FOOTAGE IS 67,000± AND THE MAXIMUM ALLOWED INDUSTRIAL SQUARE FOOTAGE IS 305,000±.
25. ALL SINGLE FAMILY LOTS WILL BE SERVED BY SEPARATE SEWER LATERAL FOR EACH INDIVIDUAL LOT. ALL MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL BUILDINGS WILL BE SERVED BY SEPARATE SEWER LATERAL FOR EACH INDIVIDUAL BUILDING.
26. THE CLIENT PROPOSED A POSSIBLE TRANSIT SYSTEM WITHIN THE PROJECT BOUNDARY. FOR MORE DETAILS SEE THE PLANNING NOTEBOOK.
27. ALL PARKS ARE PRIVATE EXCEPT WHERE NOTED.
28. PRIOR TO THE ISSUANCE OF 1750th BUILDING PERMIT, FIRE STATION TO BE CONVEYED TO THE CONSOLIDATED PROTECTION DISTRICT OF LOS ANGELES COUNTY.
29. A NEW TENTATIVE MAP NUMBER & CUP WILL BE ISSUED IF AND WHEN A NEW MAP IS FILED OVER THE N'LY PORTION OF NORTHLAKE SPECIFIC PLAN BOUNDARY.
30. NO PROPOSED GATES WITHIN PROJECT SITE.

EXHIBIT "A"
2015-0408

PREPARED FOR:

NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER WILLIAM R. SIKAND No.35453 Exp. 09-30-25 CIVIL STATE OF CALIFORNIA

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

N

NO.	DATE	REVISION	BY	APP
7	8-13-2025	REVISED PRODUCT TYPE FROM AFFORDABLE HOUSING TO MULTI-FAMILY ON SHEET 12	TH	–
6	07-11-2023	UPDATED TO REFLECT NEW TITLE REPORT AND CURRENT APN'S	TH	–
5	6-27-2017	PER SCM COMMENTS DATED 11-3-2016	YL	–
4	9-27-2016	PER SCM COMMENTS DATED 7-21-2016	YL	–
3	6-6-2016	PER SCM COMMENTS DATED 10-7-2015	YL	–
2	9-9-2015	PER SCM COMMENTS DATED 7-16-2015	YL	–
1	6-1-2015	PER SCM COMMENTS DATED 2-17-2015	YL	–

SCALE:	CHK'D BY:	APPROVED BY:	DATE:	W.O. NO.	SHEET OF
AS SHOWN			08/13/2025	5090-033-35	1 12

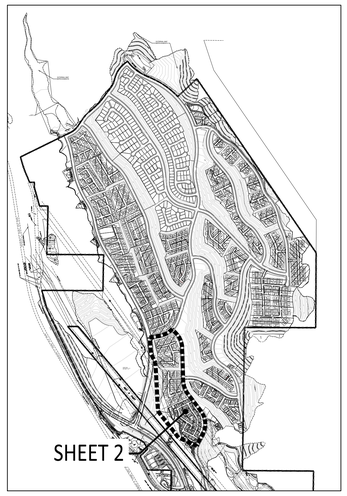
SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT

CLEARED FOR PUBLIC HEARING

By: Wally Collins
Fire Prevention Engineer
Date: 09/23/2025



KEY MAP
SCALE: 1"=1000'

SHEET 2 - PLANNING AREA 2A INTERIOR
PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL 2 PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENT
1250 GPM @ 20 PSI FOR 1 HOUR

SHEET 2 - PLANNING AREA'S 1 & 2B INTERIOR
PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL 8 PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENT
4000 GPM @ 20 PSI FOR 4 HOURS
Fire Sprinklers Required

PLANNING AREA 2A
SUMMARY:

PRODUCT	MAGNOLIA	
GROSS AREA	NOT APPLICABLE	
NET AREA	5.3	ACRES
TOTAL UNITS	40	UNITS
DENSITY	7.5	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	80	SPACES
GUEST PARKING REQUIRED	10	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	90	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	80	SPACES
GUEST PARKING PROVIDED	12	SPACES
(GUEST PARKING INCLUDED HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	92	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

SHEET 2 - PLANNING AREA'S 1 & 2 EXTERIOR
PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL 11 PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENT
4000 GPM @ 20 PSI FOR 4 HOURS
Fire Sprinklers Required

PLANNING AREA 2B
SUMMARY:

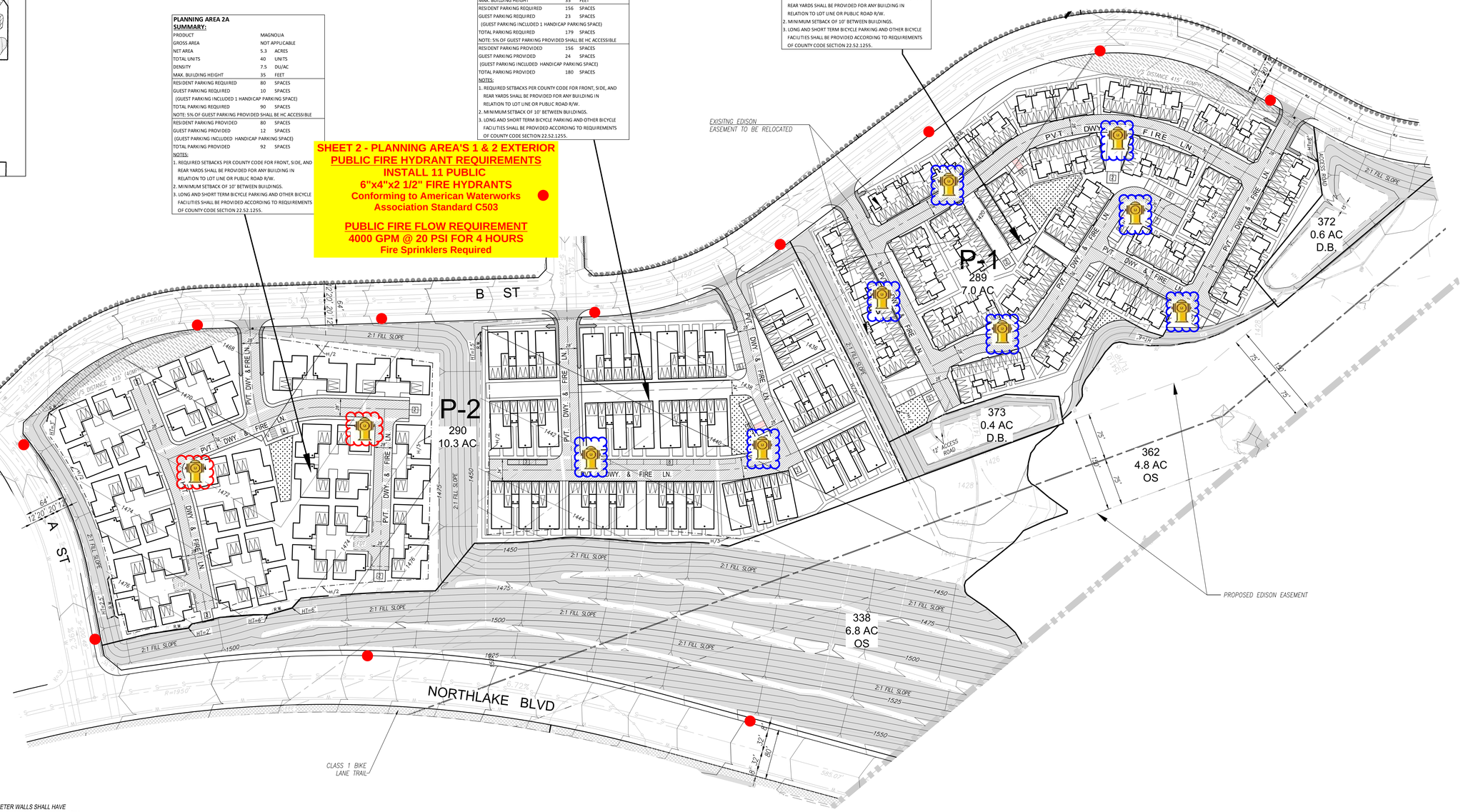
PRODUCT	SANTA ROSA	
GROSS AREA	11.6	ACRES
NET AREA	5.0	ACRES
TOTAL UNITS	91	UNITS
DENSITY	18.2	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	156	SPACES
GUEST PARKING REQUIRED	23	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	179	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	156	SPACES
GUEST PARKING PROVIDED	24	SPACES
(GUEST PARKING INCLUDED HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	180	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

PLANNING AREA 1
SUMMARY:

PRODUCT	VALMONT	
GROSS AREA	7.3	ACRES
NET AREA	7.0	ACRES
TOTAL UNITS	189	UNITS
DENSITY	27.0	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	334	SPACES
GUEST PARKING REQUIRED	48	SPACES
(GUEST PARKING INCLUDED 3 HANDICAP PARKING SPACES)		
TOTAL PARKING REQUIRED	382	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	334	SPACES
GUEST PARKING PROVIDED	48	SPACES
(GUEST PARKING INCLUDED 3 HANDICAP PARKING SPACES)		
TOTAL PARKING PROVIDED	382	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.



LEGEND

- LOT NO. / PLANNING AREA NUMBER
- VTTM 73336 BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- PROPOSED CONTOUR
- LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- RETAINING WALL
- ENTRY MONUMENT (TYPE PER PLAN)
- MULTI-USE TRAIL (14' TRAIL)
- EXPANDED SIDEWALK (8' TRAIL)
- 5' CONCRETE TRAIL
- FDT — FIRE DEPT. TURNAROUND
- DWELLING UNIT ENTRANCE
- GUEST PARKING
- RECREATION/COMMON AREA
- PROPOSED FIRE HYDRANT

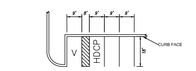
NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICLE ACCESS).
2. ALL DRIVER AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE LANE TO BE DEDICATED BY SEPARATE INSTRUMENT BASED UPOON THE FINAL SITE PLAN APPROVAL.
4. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
5. NO PROPOSED GATE WITHIN PROJECT SITE.

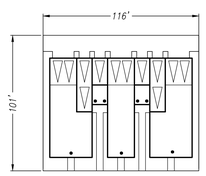
PROPOSED WALKWAY'S TO PROVIDE CONNECTION BETWEEN PUBLIC STREETS AND INTERNAL CIRCULATION/BUILDING ENTRIES CONSISTENT WITH THE COUNTY HEALTHY DESIGN ORDINANCE (HDO). FINAL LOCATION, CONFIGURATION AND COMPLETE LAYOUT WILL VARY BASED ON FINAL EXHIBIT A.



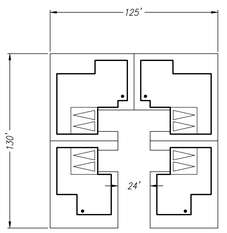
TYPICAL PARALLEL PARKING
NOT TO SCALE



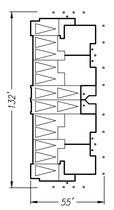
TYPICAL STANDARD PARKING WITH HANDICAPPED
NOT TO SCALE



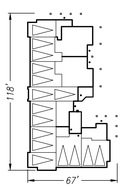
SANTA ROSA
SCALE: 1" = 40'
7 PLEX



MAGNOLIA
SCALE: 1" = 40'
4 MOTORCOURT



VALMONT I
SCALE: 1" = 40'
8 PLEX



VALMONT L
SCALE: 1" = 40'
9 PLEX

EXHIBIT "A"
2015-0408

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER — MARK R. SIKAND — No.35453 — Exp. 09-30-25 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

N

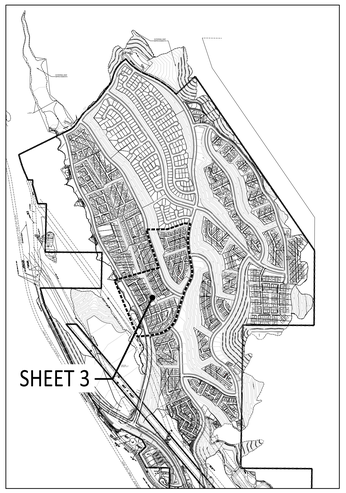
NO.	DATE	REVISION	BY	APP'D
6	07-11-2023	UPDATED TO REFLECT NEW TITLE REPORT AND CURRENT APN'S	TH	–
5	6-27-2017	PER SCM COMMENTS DATED 11-3-2016	YL	–
4	9-27-2016	PER SCM COMMENTS DATED 7-21-2016	YL	–
3	6-6-2016	PER SCM COMMENTS DATED 10-7-2015	YL	–
2	9-9-2015	PER SCM COMMENTS DATED 7-16-2015	YL	–
1	6-1-2015	PER SCM COMMENTS DATED 2-17-2015	YL	–

SCALE:	CHK'D BY:	APPROVED BY:	DATE:	W.O. NO.	SHEET OF
1"=60'			08/13/2025	5090-033-35	2 OF 12

SIKAND Engineering | Planning | Surveying
15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 09/23/2025



KEY MAP
SCALE: 1"=1000'



PLANNING AREA 12
SUMMARY:

PRODUCT	BROOKLAND	
GROSS AREA	10.3	ACRES
NET AREA	8.6	ACRES
TOTAL UNITS	117	UNITS
DENSITY	11.4	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	234	SPACES
GUEST PARKING REQUIRED	30	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACES)		
TOTAL PARKING REQUIRED	264	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	234	SPACES
GUEST PARKING PROVIDED	32	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACES)		
TOTAL PARKING PROVIDED	266	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

PLANNING AREA 10
SUMMARY:

PRODUCT	CASERTA	
GROSS AREA	8.5	ACRES
NET AREA	7.4	ACRES
TOTAL UNITS	100	UNITS
DENSITY	11.8	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	200	SPACES
GUEST PARKING REQUIRED	25	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	225	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	200	SPACES
GUEST PARKING PROVIDED	25	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	225	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

PLANNING AREA 9
SUMMARY:

PRODUCT	SANTA ROSA	
GROSS AREA	7.2	ACRES
NET AREA	6.1	ACRES
TOTAL UNITS	112	UNITS
DENSITY	15.6	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	192	SPACES
GUEST PARKING REQUIRED	28	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACES)		
TOTAL PARKING REQUIRED	220	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	192	SPACES
GUEST PARKING PROVIDED	31	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACES)		
TOTAL PARKING PROVIDED	223	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

SHEET 3 - PLANNING AREA'S 9, 10 & 12 EXTERIOR
PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL 11 PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENT
4000 GPM @ 20 PSI FOR 4 HOURS
Fire Sprinklers Required

SHEET 3 - PLANNING AREA'S 9, 10 & 12 INTERIOR
PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL 13 PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENT
4000 GPM @ 20 PSI FOR 4 HOURS
Fire Sprinklers Required

LEGEND

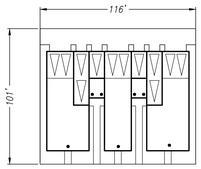
- 336 — LOT NO.
- P-1 — PLANNING AREA NUMBER
- VTTM 73336 BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- 1000 — PROPOSED CONTOUR
- 415' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- RETAINING WALL
- ENTRY MONUMENT (TYPE PER PLAN)
- MULTI-USE TRAIL (14' TRAIL)
- EXPANDED SIDEWALK (6' TRAIL)
- 5' CONCRETE TRAIL
- FDT — FIRE DEPT. TURNAROUND
- DWELLING UNIT ENTRANCE
- 3 — GUEST PARKING
- RECREATION/COMMON AREA
- PROPOSED FIRE HYDRANT

NOTES:

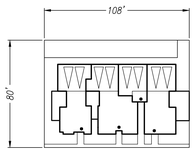
1. ALL PERIMETER WALLS SHALL HAVE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICLE ACCESS).
2. ALL DRIVER AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE LANE TO BE DEDICATED BY SEPARATE INSTRUMENT BASED UPOON THE FINAL SITE PLAN APPROVAL.
4. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
5. NO PROPOSED GATE WITHIN PROJECT SITE.

PROPOSED WALKWAYS TO PROVIDE CONNECTION BETWEEN PUBLIC STREETS AND INTERNAL CIRCULATION/BUILDING ENTRIES CONSISTENT WITH THE COUNTY HEALTHY DESIGN ORDINANCE (HDO). FINAL LOCATION, CONFIGURATION AND COMPLETE LAYOUT WILL VARY BASED ON FINAL EXHIBIT A.

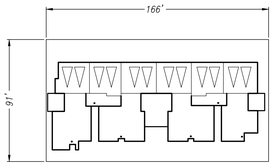
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SCALE: 1" = 60'



SANTA ROSA
SCALE: 1" = 40'
7 PLEX



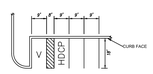
CASERTA
SCALE: 1" = 40'
4 PLEX



BROOKLAND
SCALE: 1" = 40'
6 PLEX



TYPICAL PARALLEL PARKING
NOT TO SCALE



TYPICAL STANDARD PARKING WITH HANDICAPPED
NOT TO SCALE

EXHIBIT "A"
2015-0408

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER
MARK R. SIKAND
No. 35453
Exp. 09-30-25
CIVIL
STATE OF CALIFORNIA

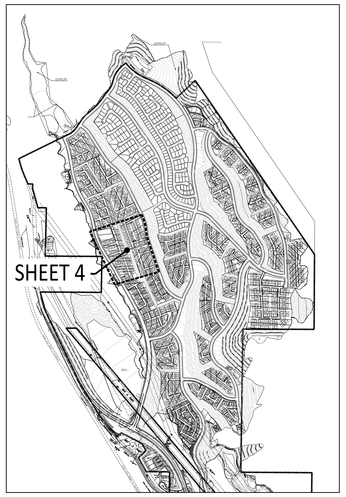
LEGAL DESCRIPTION:
A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

N

6	07-11-2023	UPDATED TO REFLECT NEW TITLE REPORT AND CURRENT APN'S				TH	--
5	6-27-2017	PER SCM COMMENTS DATED 11-3-2016				YL	--
4	9-27-2016	PER SCM COMMENTS DATED 7-21-2016				YL	--
3	6-6-2016	PER SCM COMMENTS DATED 10-7-2015				YL	--
2	9-9-2015	PER SCM COMMENTS DATED 7-16-2015				YL	--
1	6-1-2015	PER SCM COMMENTS DATED 2-17-2015				YL	--
	DATE	REVISION				BY	APP
SCALE: 1"=60'	CHK'D BY:	APPROVED BY:	DATE: 08/13/2025	W.O. NO. 5090-033-35	SHEET 3	OF 12	

SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

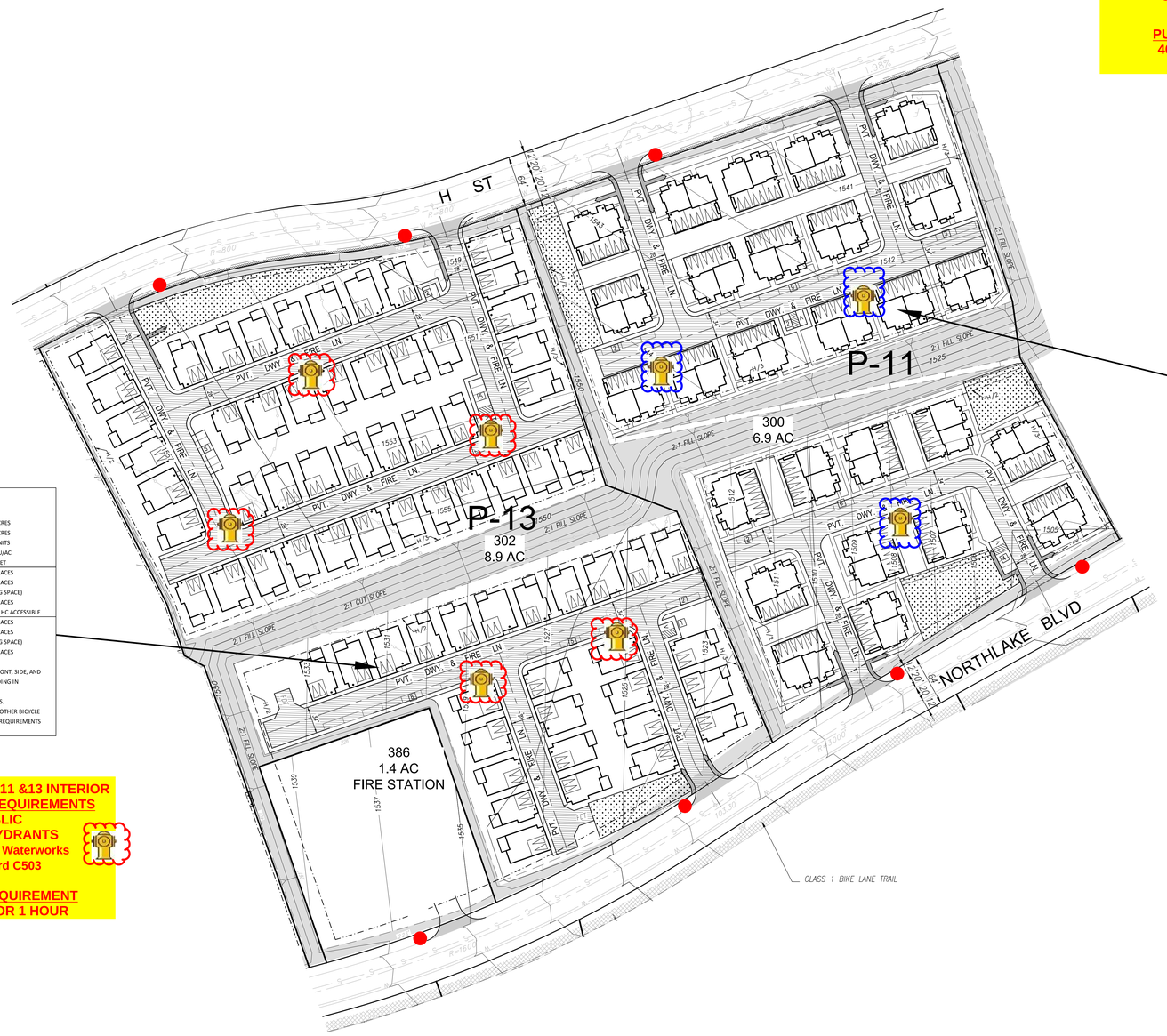


KEY MAP
SCALE: 1"=1000'

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 09/23/2025

SHEET 4 - PLANNING AREA'S 11 & 13 EXTERIOR
PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL 7 PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENT
4000 GPM @ 20 PSI FOR 4 HOURS
Fire Sprinklers Required



PLANNING AREA 11
SUMMARY:

PRODUCT	MERIWETHER	
GROSS AREA	8.4	ACRES
NET AREA	6.9	ACRES
TOTAL UNITS	81	UNITS
DENSITY	11.7	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	162	SPACES
GUEST PARKING REQUIRED	21	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	183	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	162	SPACES
GUEST PARKING PROVIDED	29	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	191	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

PLANNING AREA 13
SUMMARY:

PRODUCT	KNOLLS	
GROSS ACRES	10.3	ACRES
NET AREA	8.9	ACRES
TOTAL UNITS	71	UNITS
DENSITY	8.0	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	142	SPACES
GUEST PARKING REQUIRED	18	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	160	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	142	SPACES
GUEST PARKING PROVIDED	29	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	171	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

SHEET 4 - PLANNING AREA'S 11 & 13 INTERIOR
PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL 3 PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENT
4000 GPM @ 20 PSI FOR 4 HOURS
Fire Sprinklers Required

SHEET 4 - PLANNING AREA 11 &13 INTERIOR
PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL 5 PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENT
1250 GPM @ 20 PSI FOR 1 HOUR

LEGEND

- 336 / P1 — *LOT NO. / PLANNING AREA NUMBER*
- *VTTM 73336 BOUNDARY*
- *RIGHT OF WAY*
- *PROPOSED LOT LINE*
- *PROPOSED EASEMENT*
- *EXISTING EASEMENT*
- *H/2 & H/3 SETBACK LINE*
- 1000 — *PROPOSED CONTOUR*
- 415' — *LINE OF SIGHT / LINE OF SIGHT EASEMENT*
- *PROPOSED DRIVEWAY*
- *PRIVATE DRIVE AND FIRE LANE*
- *RETAINING WALL*
- *ENTRY MONUMENT (TYPE PER PLAN)*
- *MULTI-USE TRAIL (14' TRAIL)*
- *EXPANDED SIDEWALK (6' TRAIL)*
- *5' CONCRETE TRAIL*
- FDT — *FIRE DEPT. TURNAROUND*
- *DWELLING UNIT ENTRANCE*
- 3 — *GUEST PARKING*
- *RECREATION\COMMON AREA*
- *PROPOSED FIRE HYDRANT*

NOTES:

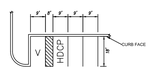
1. *ALL PERIMETER WALLS SHALL HAVE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICLE ACCESS).*
2. *ALL DRIVER AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.*
3. *FIRE LANE TO BE DEDICATED BY SEPARATE INSTRUMENT BASED UPOON THE FINAL SITE PLAN APPROVAL.*
4. *FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.*
5. *NO PROPOSED GATE WITHIN PROJECT SITE.*

PROPOSED WALKWAYS TO PROVIDE CONNECTION BETWEEN PUBLIC STREETS AND INTERNAL CIRCULATION/BUILDING ENTRIES CONSISTENT WITH THE COUNTY HEALTHY DESIGN ORDINANCE (HDO). FINAL LOCATION, CONFIGURATION AND COMPLETE LAYOUT WILL VARY BASED ON FINAL EXHIBIT A.

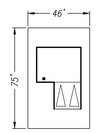
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SCALE: 1" = 60'



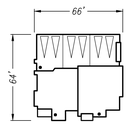
TYPICAL PARALLEL PARKING
NOT TO SCALE



TYPICAL STANDARD PARKING WITH HANDICAPPED
NOT TO SCALE



KNOLLS
SCALE: 1" = 40'



MERIWETHER
SCALE: 1" = 40'
TRIPLEX

EXHIBIT "A"
2015-0408

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER — WAYNE R. SIKAND — No. 35453 — Exp. 09-30-25 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

N

NO.	DATE	REVISION	BY	APP
6	07-11-2023	UPDATED TO REFLECT NEW TITLE REPORT AND CURRENT APN'S.	TH	–
5	6-27-2017	PER SCM COMMENTS DATED 11-3-2016	YL	–
4	9-27-2016	PER SCM COMMENTS DATED 7-21-2016	YL	–
3	6-6-2016	PER SCM COMMENTS DATED 10-7-2015	YL	–
2	9-9-2015	PER SCM COMMENTS DATED 7-16-2015	YL	–
1	6-1-2015	PER SCM COMMENTS DATED 2-17-2015	YL	–

SCALE:	CHK'D BY:	APPROVED BY:	DATE:	W.O. NO.	SHEET	OF
1"=60'			08/13/2025	5090-033-35	4	12

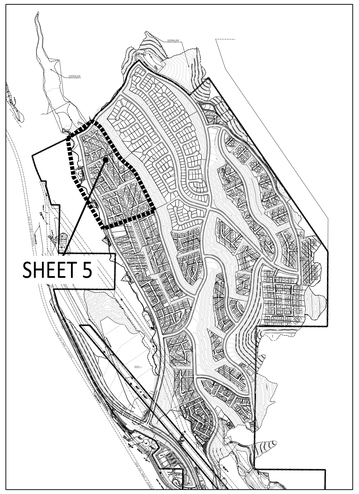
SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

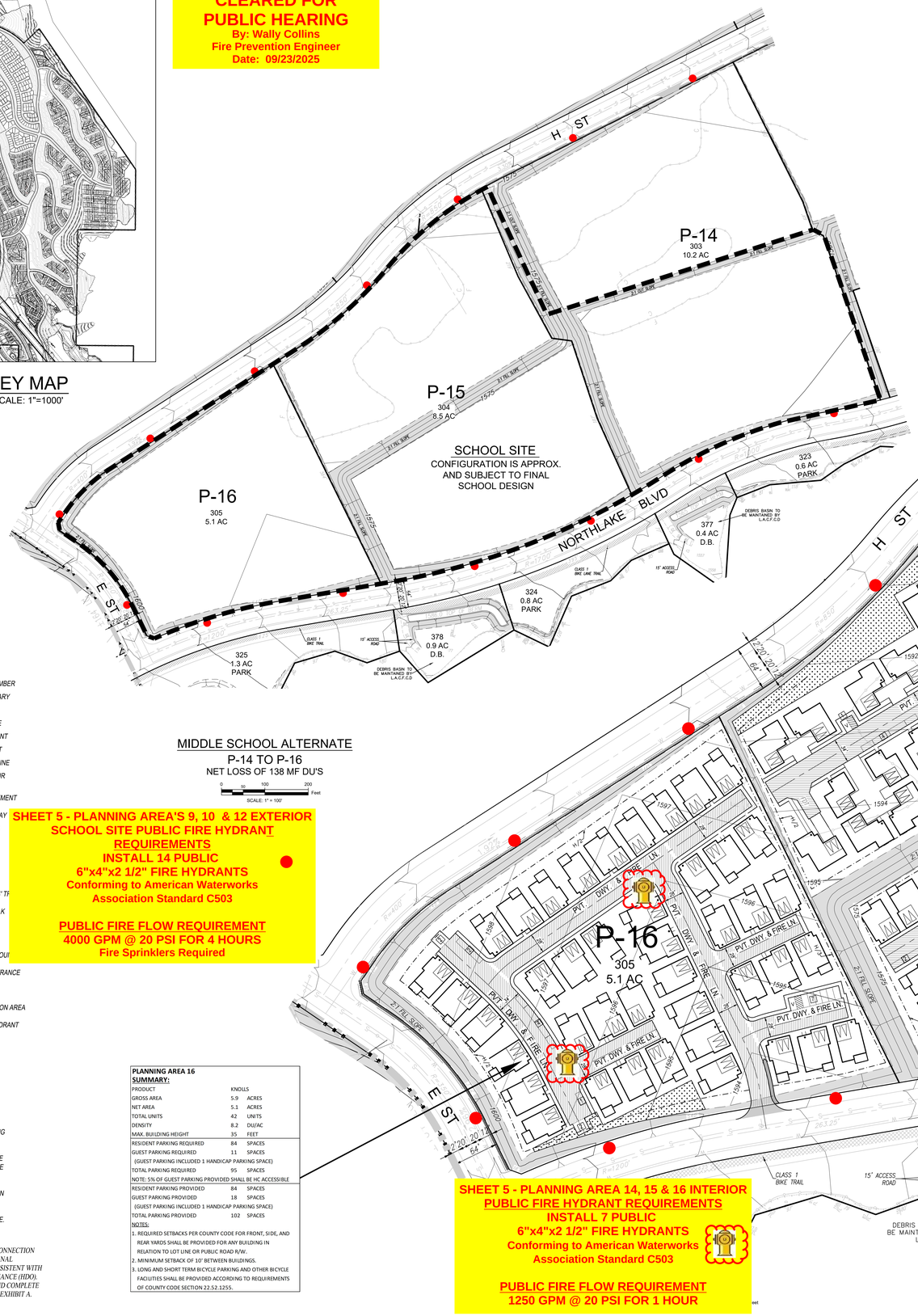
COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT

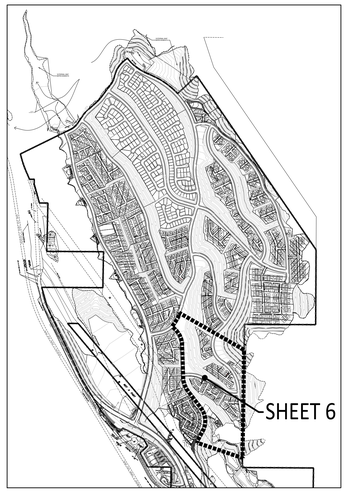
CLEARED FOR PUBLIC HEARING

By: Wally Collins
Fire Prevention Engineer
Date: 09/23/2025



KEY MAP
SCALE: 1"=1000'





KEY MAP
SCALE: 1"=1000'

SHEET 6 - PLANNING AREA'S 3, 4, 5 & 6 EXTERIOR
PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL 12 PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENT
4000 GPM @ 20 PSI FOR 4 HOURS
Fire Sprinklers Required

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 09/23/2025

PLANNING AREA 5
SUMMARY:

PRODUCT	BROOKLAND	
GROSS AREA	3.3	ACRES
NET AREA	3.0	ACRES
TOTAL UNITS	38	UNITS
DENSITY	12.7	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	76	SPACES
GUEST PARKING REQUIRED	10	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	86	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	76	SPACES
GUEST PARKING PROVIDED	11	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	87	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

PLANNING AREA 6
SUMMARY:

PRODUCT	BROOKLAND	
GROSS REA	2.4	ACRES
NET AREA	2.2	ACRES
TOTAL UNITS	21	UNITS
DENSITY	9.5	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	42	SPACES
GUEST PARKING REQUIRED	6	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	48	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	42	SPACES
GUEST PARKING PROVIDED	8	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	50	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

PLANNING AREA 3
SUMMARY:

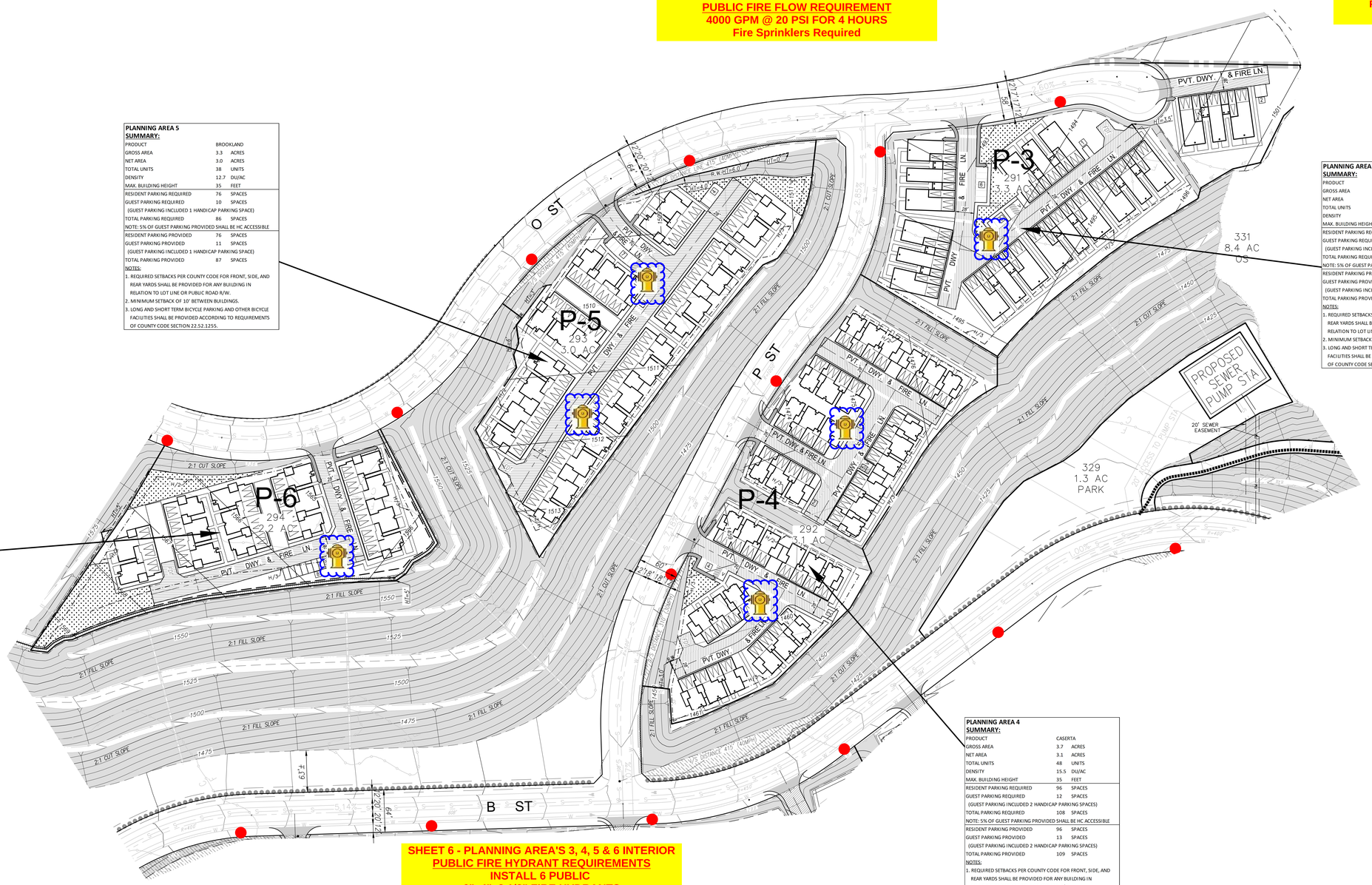
PRODUCT	SANTA ROSA	
GROSS AREA	3.5	ACRES
NET AREA	3.2	ACRES
TOTAL UNITS	49	UNITS
DENSITY	15.3	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	84	SPACES
GUEST PARKING REQUIRED	13	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	97	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	84	SPACES
GUEST PARKING PROVIDED	14	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	98	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

PLANNING AREA 4
SUMMARY:

PRODUCT	CASERTA	
GROSS AREA	3.7	ACRES
NET AREA	3.1	ACRES
TOTAL UNITS	48	UNITS
DENSITY	15.5	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	96	SPACES
GUEST PARKING REQUIRED	12	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACES)		
TOTAL PARKING REQUIRED	108	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	96	SPACES
GUEST PARKING PROVIDED	13	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACES)		
TOTAL PARKING PROVIDED	109	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.



SHEET 6 - PLANNING AREA'S 3, 4, 5 & 6 INTERIOR
PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL 6 PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENT
4000 GPM @ 20 PSI FOR 4 HOURS
Fire Sprinklers Required

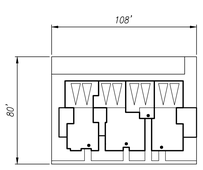
LEGEND

- 336 / P-1 — LOT NO. / PLANNING AREA NUMBER
- VTTM 73336 BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- 1000 — PROPOSED CONTOUR
- 415' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- RETAINING WALL
- ENTRY MONUMENT (TYPE PER PLAN)
- MULTI-USE TRAIL (14' TRAIL)
- EXPANDED SIDEWALK (6' TRAIL)
- 5' CONCRETE TRAIL
- FDT — FIRE DEPT. TURNAROUND
- DWELLING UNIT ENTRANCE
- 3 — GUEST PARKING
- RECREATION/COMMON AREA
- PROPOSED FIRE HYDRANT

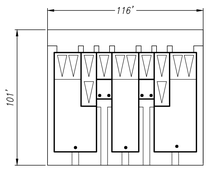
NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICLE ACCESS).
2. ALL DRIVER AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE LANE TO BE DEDICATED BY SEPARATE INSTRUMENT BASED UPOON THE FINAL SITE PLAN APPROVAL.
4. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
5. NO PROPOSED GATE WITHIN PROJECT SITE.

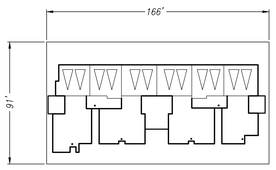
PROPOSED WALKWAYS TO PROVIDE CONNECTION BETWEEN PUBLIC STREETS AND INTERNAL CIRCULATION/BUILDING ENTRIES CONSISTENT WITH THE COUNTY HEALTHY DESIGN ORDINANCE (HDO). FINAL LOCATION, CONFIGURATION AND COMPLETE LAYOUT WILL VARY BASED ON FINAL EXHIBIT A.



CASERTA
SCALE: 1" = 40'
4 PLEX



SANTA ROSA
SCALE: 1" = 40'
7 PLEX

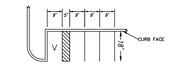


BROOKLAND
SCALE: 1" = 40'
6 PLEX
SFA





TYPICAL PARALLEL PARKING
NOT TO SCALE



TYPICAL STANDARD PARKING WITH HANDICAP
NOT TO SCALE

EXHIBIT "A"
2015-0408

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER — MARK R. SIKAND — No. 35453 — Exp. 09-30-25 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

N

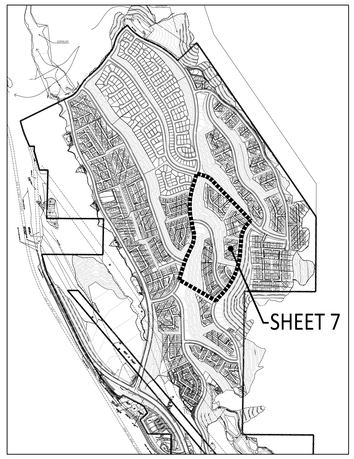
NO.	DATE	REVISION	BY	APP
6	07-11-2023	UPDATED TO REFLECT NEW TITLE REPORT AND CURRENT APN'S	TH	--
5	6-27-2017	PER SCM COMMENTS DATED 11-3-2016	YL	--
4	9-27-2016	PER SCM COMMENTS DATED 7-21-2016	YL	--
3	6-6-2016	PER SCM COMMENTS DATED 10-7-2015	YL	--
2	9-9-2015	PER SCM COMMENTS DATED 7-16-2015	YL	--
1	6-1-2015	PER SCM COMMENTS DATED 2-17-2015	YL	--

SCALE:	CHK'D BY:	APPROVED BY:	DATE:	W.O. NO.	SHEET	OF
1"=60'			08/13/2025	5090-033-35	6	12

SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 09/23/2025



KEY MAP
SCALE: 1"=1000'

SHEET 7 - PLANNING AREA'S 7 & 8 EXTERIOR
PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL 21 PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENT
4000 GPM @ 20 PSI FOR 4 HOURS
Fire Sprinklers Required

SHEET 7 - PLANNING AREA'S 7 & 8 INTERIOR
PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL 9 PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENT
4000 GPM @ 20 PSI FOR 4 HOURS
Fire Sprinklers Required

PLANNING AREA 8
SUMMARY:

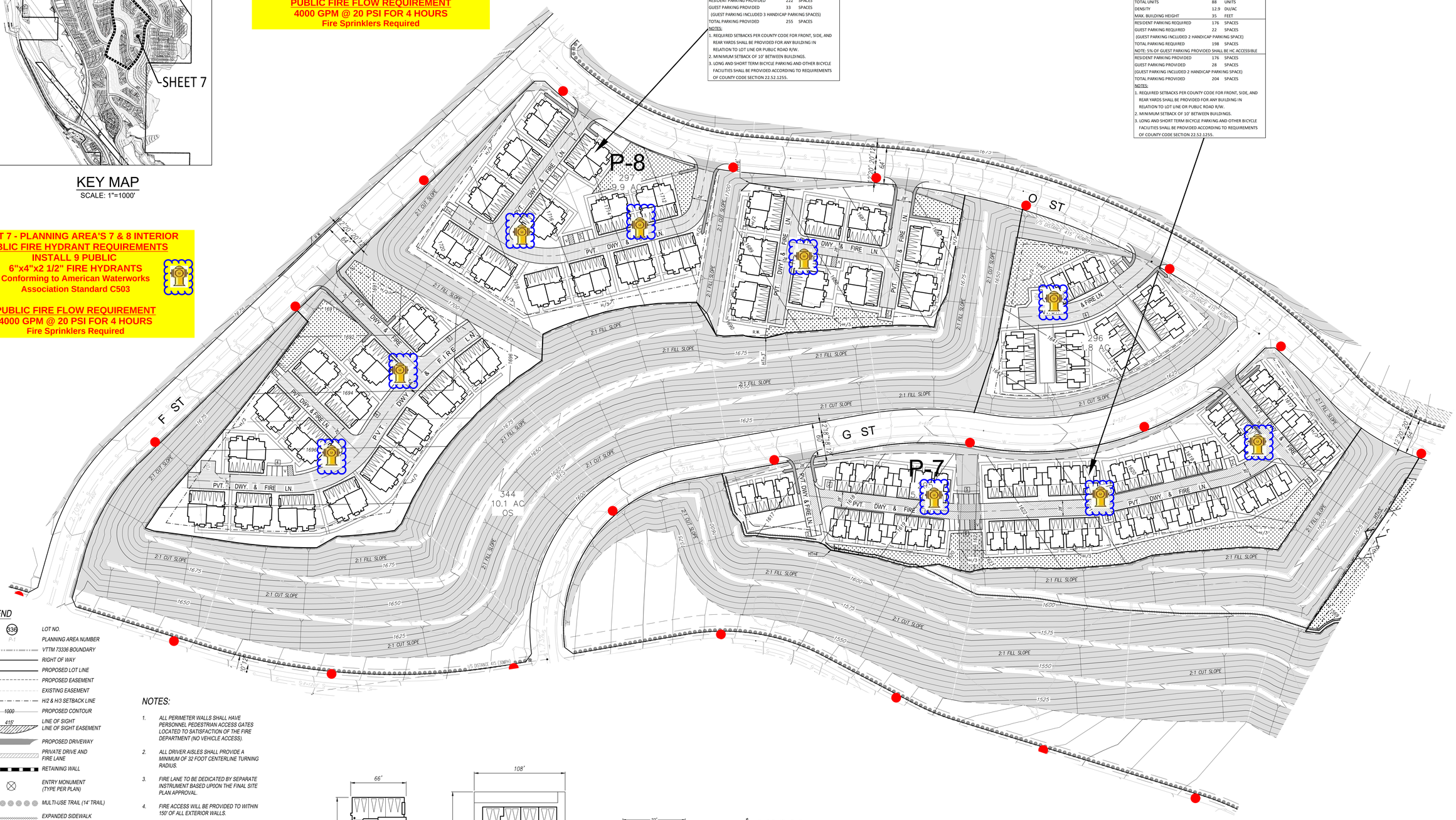
PRODUCT	MERIWETHER	
GROSS AREA	11	ACRES
NET AREA	9.9	ACRES
TOTAL UNITS	111	UNITS
DENSITY	11.2	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	222	SPACES
GUEST PARKING REQUIRED	28	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACES)		
TOTAL PARKING REQUIRED	250	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	222	SPACES
GUEST PARKING PROVIDED	33	SPACES
(GUEST PARKING INCLUDED 3 HANDICAP PARKING SPACES)		
TOTAL PARKING PROVIDED	255	SPACES

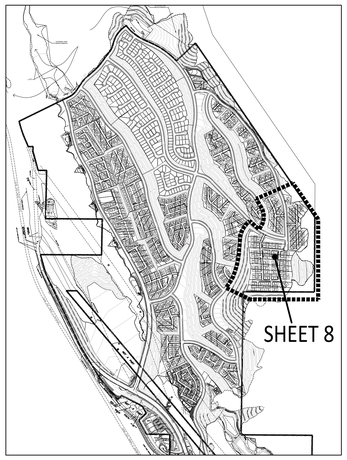
NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

PLANNING AREA 7
SUMMARY:

PRODUCT	CASERTA	
GROSS AREA	7.6	ACRES
NET AREA	6.8	ACRES
TOTAL UNITS	88	UNITS
DENSITY	12.9	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	176	SPACES
GUEST PARKING REQUIRED	22	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	198	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	176	SPACES
GUEST PARKING PROVIDED	28	SPACES
(GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	204	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.





KEY MAP
SCALE: 1"=1000'

SHEET 8 - PLANNING AREA'S 24 & 25 EXTERIOR
PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL 14 PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENT
4000 GPM @ 20 PSI FOR 4 HOURS
Fire Sprinklers Required

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 09/23/2025

PLANNING AREA 24
SUMMARY:

PRODUCT	BUNGALOWS	
GROSS AREA	18.4	ACRES
NET AREA	17.7	ACRES
TOTAL UNITS	138	UNITS
DENSITY	7.8	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	276	SPACES
GUEST PARKING REQUIRED (GUEST PARKING INCLUDED 2 HANDICAPS PARKINGS)	35	SPACES
TOTAL PARKING REQUIRED	311	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	276	SPACES
GUEST PARKING PROVIDED (GUEST PARKING INCLUDED 2 HANDICAPS PARKINGS)	44	SPACES
TOTAL PARKING PROVIDED	320	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

PLANNING AREA 25
SUMMARY:

PRODUCT	CASITAS	
GROSS AREA	12.2	ACRES
NET AREA	10.6	ACRES
TOTAL UNITS	61	UNITS
DENSITY	5.8	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	122	SPACES
GUEST PARKING REQUIRED (GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACES)	16	SPACES
TOTAL PARKING REQUIRED	138	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	122	SPACES
GUEST PARKING PROVIDED (GUEST PARKING INCLUDED 2 HANDICAP PARKING SPACES)	18	SPACES
TOTAL PARKING PROVIDED	140	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

LEGEND

- (336) / P-1 — LOT NO. / PLANNING AREA NUMBER
- VTTM 73336 BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- 1000 — PROPOSED CONTOUR
- 415' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- RETAINING WALL
- ENTRY MONUMENT (TYPE PER PLAN)
- MULTI-USE TRAIL (14' TRAIL)
- EXPANDED SIDEWALK (6' TRAIL)
- 5' CONCRETE TRAIL
- FDT — FIRE DEPT. TURNAROUND
- DWELLING UNIT ENTRANCE
- 3 — GUEST PARKING
- RECREATION/COMMON AREA
- PROPOSED FIRE HYDRANT

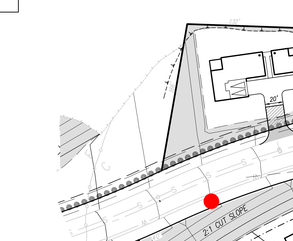
NOTES:

1. *ALL PERIMETER WALLS SHALL HAVE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICLE ACCESS).*
2. *ALL DRIVER AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.*
3. *FIRE LANE TO BE DEDICATED BY SEPARATE INSTRUMENT BASED UPOON THE FINAL SITE PLAN APPROVAL.*
4. *FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.*
5. *NO PROPOSED GATE WITHIN PROJECT SITE.*

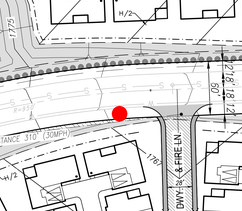
PROPOSED WALKWAYS TO PROVIDE CONNECTION BETWEEN PUBLIC STREETS AND INTERNAL CIRCULATION/BUILDING ENTRIES CONSISTENT WITH THE COUNTY HEALTHY DESIGN ORDINANCE (HDO). FINAL LOCATION, CONFIGURATION AND COMPLETE LAYOUT WILL VARY BASED ON FINAL EXHIBIT A.

SHEET 3 - PLANNING AREA 24 & 25 INTERIOR
PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL 6 PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENT
1250 GPM @ 20 PSI FOR 1 HOUR



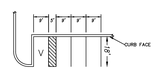
BUNGALOWS
SCALE: 1"=40'
6 HOME MOTORCOURT



CASITAS
SCALE: 1"=40'
4 HOME MOTOR COURT



TYPICAL PARALLEL PARKING
NOT TO SCALE



TYPICAL STANDARD PARKING WITH HANDICAP
NOT TO SCALE

0 30 60 120 Feet
1"=60'

EXHIBIT "A"
2015-0408

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER — MARK R. SIKAND — No. 35453 — Exp. 09-30-25 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:
A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

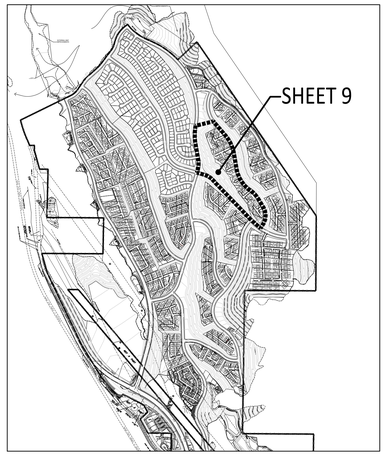
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	DATE	REVISION	BY	APP
6	07-11-2023	UPDATED TO REFLECT NEW TITLE REPORT AND CURRENT APN'S	TH	--
5	6-27-2017	PER SCM COMMENTS DATED 11-3-2016	YL	--
4	9-23-2016	PER SCM COMMENTS DATED 7-21-2016	YL	--
3	6-6-2016	PER SCM COMMENTS DATED 10-7-2015	YL	--
2	9-9-2015	PER SCM COMMENTS DATED 7-16-2015	YL	--
1	6-1-2015	PER SCM COMMENTS DATED 2-17-2015	YL	--

SCALE:	CHK'D BY:	APPROVED BY:	DATE:	W.O. NO.	SHEET	OF
1"=60'			08/13/2025	5090-033-35	8	12

SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



KEY MAP
SCALE: 1"=1000'

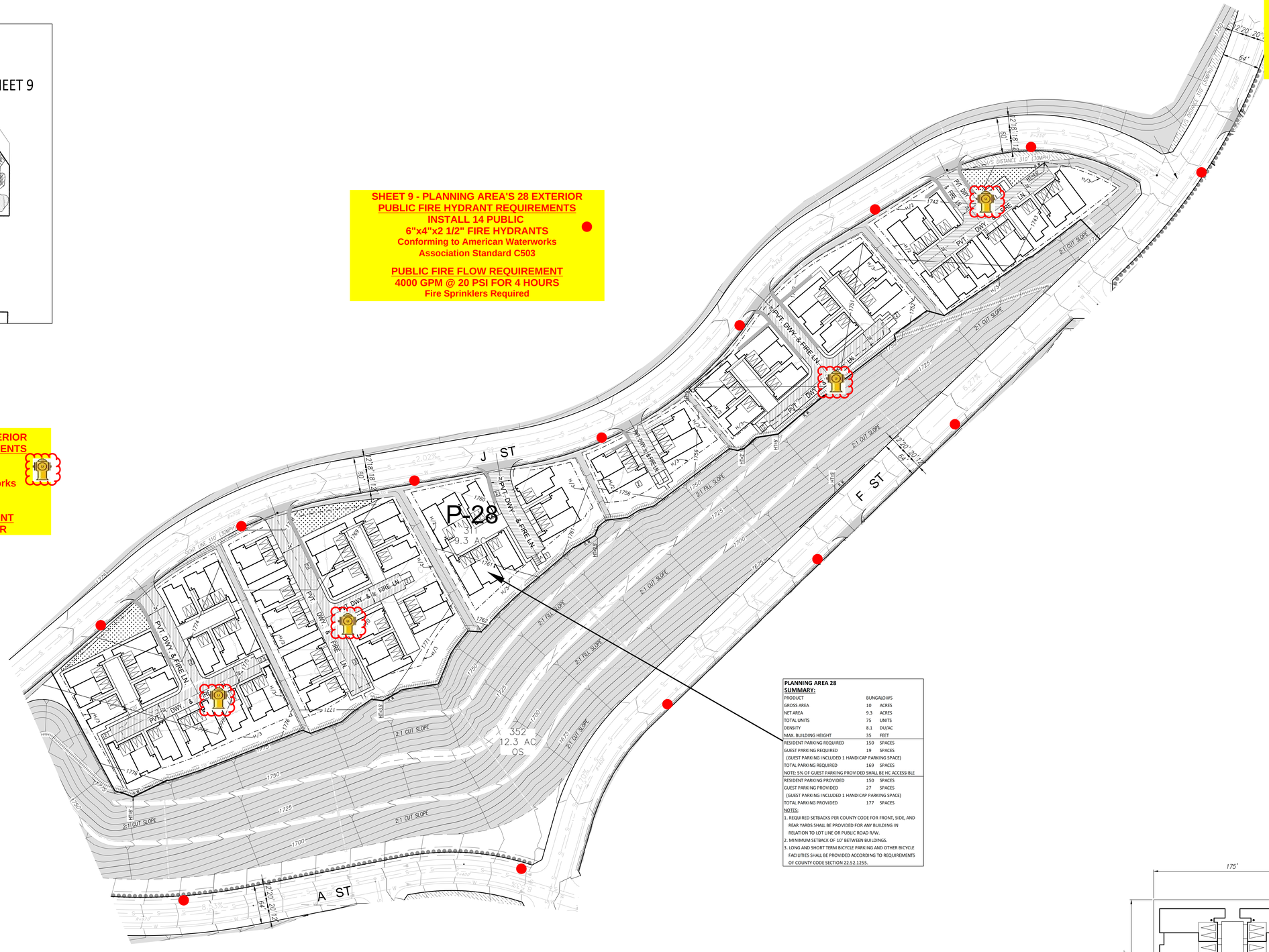
SHEET 9 - PLANNING AREA 28 INTERIOR
PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL 4 PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENT
1250 GPM @ 20 PSI FOR 1 HOUR

SHEET 9 - PLANNING AREA'S 28 EXTERIOR
PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL 14 PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENT
4000 GPM @ 20 PSI FOR 4 HOURS
Fire Sprinklers Required

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 09/23/2025



KEY MAP
SCALE: 1"=1000'

SHEET 10 - PLANNING AREA 26 & 27 INTERIOR
PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL 1 PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENT
1250 GPM @ 20 PSI FOR 1 HOUR

SHEET 10 - PLANNING AREA'S 26 & 27 EXTERIOR
PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL 16 PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENT
4000 GPM @ 20 PSI FOR 4 HOURS
Fire Sprinklers Required

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 09/23/2025

PLANNING AREA 26
SUMMARY:

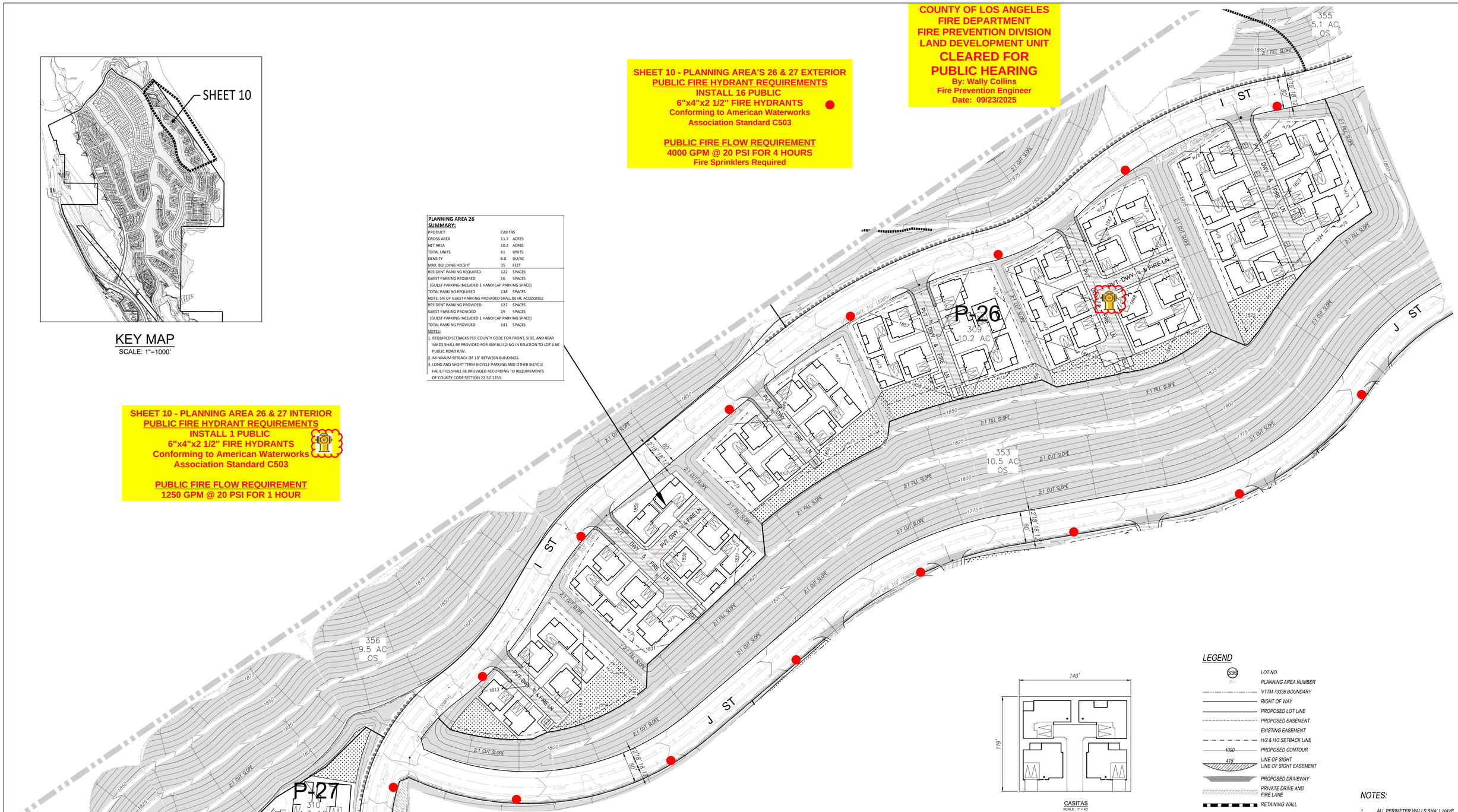
PRODUCT	CASITAS	
GROSS AREA	11.7	ACRES
NET AREA	10.2	ACRES
TOTAL UNITS	61	UNITS
DENSITY	6.0	DU/AC
MAX. BUILDING HEIGHT	35	FEET
RESIDENT PARKING REQUIRED	122	SPACES
GUEST PARKING REQUIRED	16	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	138	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	122	SPACES
GUEST PARKING PROVIDED	19	SPACES
(GUEST PARKING INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	141	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

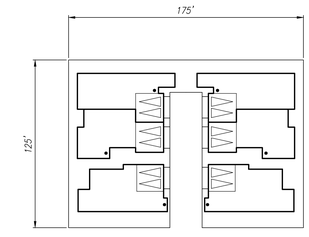
PLANNING AREA 27
SUMMARY:

PRODUCT	BUNGALOWS	
GROSS AREA	1.5	ACRES
NET AREA	1.3	ACRES
TOTAL UNITS	10	UNITS
DENSITY	7.7	DU/AC
MAX. BUILDING HEIGHT	25	FEET
RESIDENT PARKING REQUIRED	20	SPACES
GUEST PARKING REQUIRED	3	SPACES
(GUEST PARK INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING REQUIRED	23	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	20	SPACES
GUEST PARKING PROVIDED	3	SPACES
(GUEST PARK INCLUDED 1 HANDICAP PARKING SPACE)		
TOTAL PARKING PROVIDED	23	SPACES

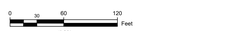
NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE OR PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.



CASITAS
SCALE: 1"=40'
4 HOME MOTOR COURT

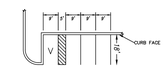


BUNGALOWS
SCALE: 1" = 40'
6 HOME MOTORCOURT





TYPICAL PARALLEL PARKING
NOT TO SCALE



TYPICAL STANDARD PARKING WITH HANDICAP
NOT TO SCALE

LEGEND

- 336 / P-1 — LOT NO. / PLANNING AREA NUMBER
- VTTM 73336 BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- 1000 — PROPOSED CONTOUR
- 415' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- RETAINING WALL
- ENTRY MONUMENT (TYPE PER PLAN)
- MULTI-USE TRAIL (14' TRAIL)
- EXPANDED SIDEWALK (6' TRAIL)
- 5' CONCRETE TRAIL
- FDT — FIRE DEPT. TURNAROUND
- DWELLING UNIT ENTRANCE
- 3 — GUEST PARKING
- RECREATION/COMMON AREA
- PROPOSED FIRE HYDRANT

PROPOSED WALKWAYS TO PROVIDE CONNECTION BETWEEN PUBLIC STREETS AND INTERNAL CIRCULATION/BUILDING ENTRIES CONSISTENT WITH THE COUNTY HEALTHY DESIGN ORDINANCE (HDO). FINAL LOCATION, CONFIGURATION AND COMPLETE LAYOUT WILL VARY BASED ON FINAL EXHIBIT A.

NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICLE ACCESS).
2. ALL DRIVER AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE LANE TO BE DEDICATED BY SEPARATE INSTRUMENT BASED UPOON THE FINAL SITE PLAN APPROVAL.
4. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
5. NO PROPOSED GATE WITHIN PROJECT SITE.

EXHIBIT "A"
2015-0408

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER — MARK R. SIKAND — No. 35453 — Exp. 09-30-25 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

N

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5	6-27-2017	PER SCM COMMENTS DATED 11-3-2016		YL	--
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3	6-6-2016	PER SCM COMMENTS DATED 10-7-2015		YL	--
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1	6-1-2015	PER SCM COMMENTS DATED 2-17-2015		YL	--
	DATE	REVISION		BY	APP
SCALE: 1"=60'	CHK'D BY:	APPROVED BY:	DATE: 08/13/2025	W.O. NO. 5090-033-35	SHEET 10 OF 12

SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd,
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Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LEGEND

- 336 — LOT NO.
- P-1 — PLANNING AREA NUMBER
- VTTM 73336 BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- 1000 — PROPOSED CONTOUR
- 415' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- RETAINING WALL
- ENTRY MONUMENT (TYPE PER PLAN)
- MULTI-USE TRAIL (14' TRAIL)
- EXPANDED SIDEWALK (6' TRAIL)
- 5' CONCRETE TRAIL
- FDT — FIRE DEPT. TURNAROUND
- DWELLING UNIT ENTRANCE
- 3 — GUEST PARKING
- PROPOSED FIRE HYDRANT

NOTES:

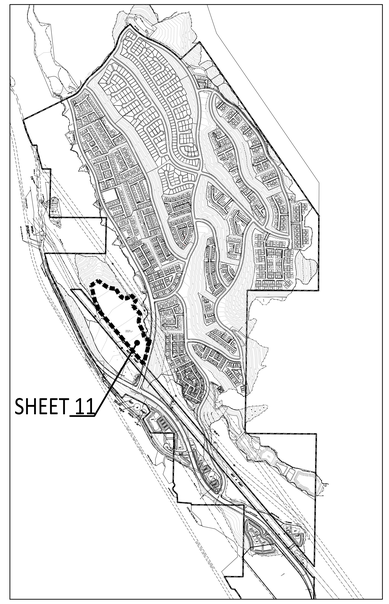
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2. ALL DRIVER AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE LANE TO BE DEDICATED BY SEPARATE INSTRUMENT BASED UPOON THE FINAL SITE PLAN APPROVAL.
4. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
5. NO PROPOSED GATE WITHIN PROJECT SITE.

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 09/23/2025

SHEET 11 - PARK SITE
PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL 2 PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENT
4000 GPM @ 20 PSI FOR 4 HOURS
Fire Sprinklers Required

ON-SITE FIRE HYDRANTS MAYBE REQUIRED



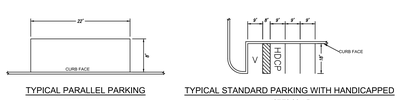
KEY MAP
SCALE: 1"=1000'



Program Summary

Item	Quantities	Size
Multi-Use Grass Areas	2	310,000 Sq.Ft.
Basketball Court	1	
Restroom and Storage	1	250 Sq.Ft. Storage
Individual Picnic Areas	5	
Family Picnic Pavilions	2	
Community / Park Monumnent	1	
Parking	160	90,000 Sq.Ft.
10' Walking Path		4,600 LFT
Maintenance Yard	1	3,500 Sq.Ft
Benches	4	

PARK SITE: SUBJECT TO MINOR MODIFICATION PRIOR TO FINAL DESIGN



TYPICAL PARALLEL PARKING
NOT TO SCALE

TYPICAL STANDARD PARKING WITH HANDICAPPED
NOT TO SCALE

0 30 60 120 Feet
1"=60'

EXHIBIT "A"
2015-0408

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
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REGISTERED PROFESSIONAL ENGINEER — MARK R. SIKAND — No.35453 — Exp. 09-30-25 — STATE OF CALIFORNIA — CIVIL

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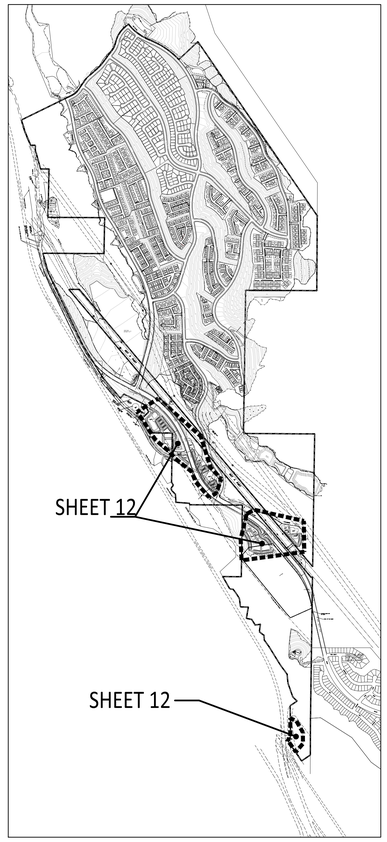
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SCALE: 1"=60' | CHK'D BY: | APPROVED BY: | DATE: 08/13/2025 | W.O. NO. 5090-033-35 | SHEET 11 OF 12

SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd,
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Tel: (818) 787-8550
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MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



KEY MAP
SCALE: 1"=1000'

LEGEND

- LOT NO. / PLANNING AREA NUMBER
- VTTM 73336 BOUNDARY
- RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- H/2 & H/3 SETBACK LINE
- 1000 — PROPOSED CONTOUR
- 415' — LINE OF SIGHT / LINE OF SIGHT EASEMENT
- PROPOSED DRIVEWAY
- PRIVATE DRIVE AND FIRE LANE
- RETAINING WALL
- ENTRY MONUMENT (TYPE PER PLAN)
- MULTI-USE TRAIL (14' TRAIL)
- EXPANDED SIDEWALK (6' TRAIL)
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- DWELLING UNIT ENTRANCE
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- PROPOSED FIRE HYDRANT

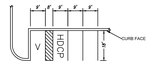
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NOTES:

1. ALL PERIMETER WALLS SHALL HAVE PERSONNEL PEDESTRIAN ACCESS GATES LOCATED TO SATISFACTION OF THE FIRE DEPARTMENT (NO VEHICLE ACCESS).
2. ALL DRIVER AISLES SHALL PROVIDE A MINIMUM OF 32 FOOT CENTERLINE TURNING RADIUS.
3. FIRE LANE TO BE DEDICATED BY SEPARATE INSTRUMENT BASED UPON THE FINAL SITE PLAN APPROVAL.
4. FIRE ACCESS WILL BE PROVIDED TO WITHIN 150' OF ALL EXTERIOR WALLS.
5. NO PROPOSED GATE WITHIN PROJECT SITE.



TYPICAL PARALLEL PARKING
NOT TO SCALE



TYPICAL STANDARD PARKING WITH HANDICAPPED
NOT TO SCALE

LOT NO. 317 SUMMARY:		
PRODUCT	MULTI-FAMILY	
GROSS AREA	5.3	ACRES
NET AREA	4.1	ACRES
TOTAL UNITS	102	UNITS
DENSITY	24.9	DU/AC
MAX. BUILDING HEIGHT	4 STORIES, 3 STORIES ALONG THE STREET	
RESIDENT PARKING REQUIRED	102	SPACES
GUEST PARKING REQUIRED (GUEST PARKING INCLUDED 7 HANDICAP PARKING SPACE)	26	SPACES
TOTAL PARKING REQUIRED	128	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	102	SPACES
GUEST PARKING PROVIDED (GUEST PARKING INCLUDED 7 HANDICAP PARKING SPACE)	76	SPACES
TOTAL PARKING PROVIDED	178	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

SHEET 12 - LOT'S 312, 313, 314, 316, 317 & 318
PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL 24 PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENT
4000 GPM @ 20 PSI FOR 4 HOURS
Fire Sprinklers Required

LOT NO. 312 & 313 SUMMARY:		
PRODUCT	MULTI-FAMILY & LIVE-WORK	
GROSS AREA	6.7	ACRES
NET AREA	5.1	ACRES
TOTAL UNITS	78	UNITS
BUILDING AREA	7,500	SQ.FT.
DENSITY	15.3	DU/AC
MAX. BUILDING HEIGHT	4 STORIES, 3 STORIES ALONG THE STREET	
RESIDENT PARKING REQUIRED	78	SPACES
GUEST PARKING REQUIRED (GUEST PARKING INCLUDED 6 HANDICAP PARKING SPACE)	39	SPACES
TOTAL PARKING REQUIRED	117	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	78	SPACES
GUEST PARKING PROVIDED (GUEST PARKING INCLUDED 6 HANDICAP PARKING SPACE)	147	SPACES
TOTAL PARKING PROVIDED	225	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 09/23/2025

GOLDEN STATE FREEWAY I-5 (SOUTHBOUND)

314
2.5 AC
HWY COMMERICAL
DEVELOPMENT

LOT NO. 316 SUMMARY:		
PRODUCT	MIXED USE	
GROSS AREA	4.3	ACRES
NET AREA	4.3	ACRES
TOTAL UNITS	46	UNITS
BUILDING AREA	31,200	SQ.FT.
DENSITY	10.7	DU/AC
MAX. BUILDING HEIGHT	4 STORIES, 3 STORIES ALONG THE STREET	
RESIDENT PARKING REQUIRED	46	SPACES
GUEST PARKING REQUIRED (GUEST PARKING INCLUDED 7 HANDICAP PARKING SPACE)	90	SPACES
TOTAL PARKING REQUIRED	136	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	46	SPACES
GUEST PARKING PROVIDED (GUEST PARKING INCLUDED 7 HANDICAP PARKING SPACE)	92	SPACES
TOTAL PARKING PROVIDED	138	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS

LOT NO. 318 SUMMARY:		
PRODUCT	MULTI-FAMILY	
GROSS AREA	2.9	ACRES
NET AREA	2.9	ACRES
TOTAL UNITS	95	UNITS
DENSITY	32.8	DU/AC
MAX. BUILDING HEIGHT	4 STORIES, 3 STORIES ALONG THE STREET	
RESIDENT PARKING REQUIRED	95	SPACES
GUEST PARKING REQUIRED (GUEST PARKING INCLUDED 6 HANDICAP PARKING SPACE)	24	SPACES
TOTAL PARKING REQUIRED	119	SPACES
NOTE: 5% OF GUEST PARKING PROVIDED SHALL BE HC ACCESSIBLE		
RESIDENT PARKING PROVIDED	95	SPACES
GUEST PARKING PROVIDED (GUEST PARKING INCLUDED 6 HANDICAP PARKING SPACE)	30	SPACES
TOTAL PARKING PROVIDED	125	SPACES

NOTES:
1. REQUIRED SETBACKS PER COUNTY CODE FOR FRONT, SIDE, AND REAR YARDS SHALL BE PROVIDED FOR ANY BUILDING IN RELATION TO LOT LINE PUBLIC ROAD R/W.
2. MINIMUM SETBACK OF 10' BETWEEN BUILDINGS.
3. LONG AND SHORT TERM BICYCLE PARKING AND OTHER BICYCLE FACILITIES SHALL BE PROVIDED ACCORDING TO REQUIREMENTS OF COUNTY CODE SECTION 22.52.1255.

NORTHLAKE HILLS ELEMENTARY SCHOOL

0 30 60 120 Feet
1"=60'

EXHIBIT "A"
2015-0408

7	8-13-2025	REVISED PRODUCT TYPE FROM AFFORDABLE HOUSING TO MULTI-FAMILY ON SHEET 12		TH	–
6	07-11-2023	UPDATED TO REFLECT NEW TITLE REPORT AND CURRENT APN'S		TH	–
5	6-27-2017	PER SCM COMMENTS DATED 11-3-2016		YL	–
4	9-27-2016	PER SCM COMMENTS DATED 7-21-2016		YL	–
3	6-6-2016	PER SCM COMMENTS DATED 10-7-2015		YL	–
2	9-9-2015	PER SCM COMMENTS DATED 7-16-2015		YL	–
1	6-1-2015	PER SCM COMMENTS DATED 2-17-2015		YL	–
	DATE	REVISION		BY	APP

SCALE: 1"=60' | CHK'D BY: | APPROVED BY: | DATE: 08/13/2025 | W.O. NO. 5090-033-35 | SHEET 12 OF 12

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

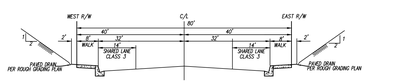
REGISTERED PROFESSIONAL ENGINEER — WAYNE R. SIKAND — No. 35453 — Exp. 09-30-25 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:
A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

N

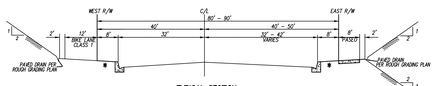
SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



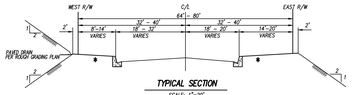
TYPICAL SECTION
SCALE: 1"=20'

80' SECONDARY HIGHWAY
THE RIDGE ROUTE ROAD
(FROM TR. 44429 TO 1200' N'LY TR. 44429)



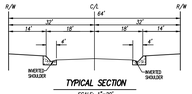
TYPICAL SECTION
SCALE: 1"=20'

80' – 90' SECONDARY HIGHWAY
THE RIDGE ROUTE ROAD
(FROM 1200' N'LY TR. 44429 TO NORTHLAKE BLVD.)



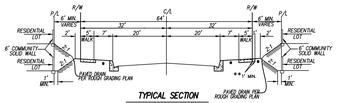
TYPICAL SECTION
SCALE: 1"=20'

64' – 80' LIMITED SECONDARY HWY
THE RIDGE ROUTE ROAD
(FROM NORTHLAKE BLVD. TO 900' N'LY NORTHLAKE BLVD.)



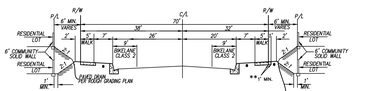
TYPICAL SECTION
SCALE: 1"=20'

64' LIMITED SECONDARY HWY
THE RIDGE ROUTE ROAD
(FROM 900' N'LY NORTHLAKE BLVD. TO 3200' N'LY OF NORTHLAKE BLVD.)



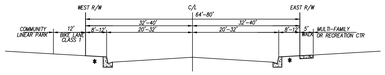
TYPICAL SECTION
SCALE: 1"=20'

64' STREET (LOCAL COLLECTOR)
"D" ST.,"E" ST.,"F" ST. (FROM "A" ST. TO "I" ST.)
& "H" ST.



TYPICAL SECTION
SCALE: 1"=20'

70' STREET (LOCAL COLLECTOR)
"A" ST. (FROM NORTHLAKE BLVD TO "B" ST.)



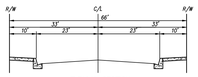
TYPICAL SECTION
SCALE: 1"=20'

80' STREET (MOD. INDUSTRIAL COLLECTOR)
NORTHLAKE BLVD.
(FROM "A" ST. TO 600' NE'LY "A" ST.)



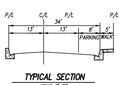
TYPICAL SECTION
SCALE: 1"=20'

64' STREET (LOCAL COLLECTOR)
NORTHLAKE BLVD.
(FROM 600 NE'LY "A" ST. TO "E" ST.)

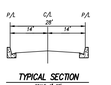


TYPICAL SECTION
SCALE: 1"=20'

66' STREET
"S" ST.



TYPICAL SECTION
PRIVATE DRIVEWAY & FIRE LANE W/ PARKING ONE SIDE FOR MULTI-FAMILY PLANNING AREA



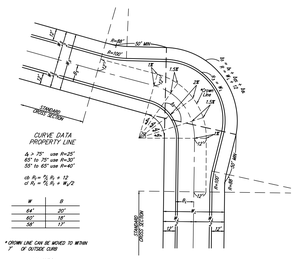
TYPICAL SECTION
PRIVATE DRIVEWAY & FIRE LANE, NO PARKING FOR MULTI-FAMILY PLANNING AREA

✱ LANDSCAPE AREA – SEE LANDSCAPE PLAN FOR DETAILS (TO BE MAINTAINED BY A LMD OR HOA)

✱✱ HARDSCAPE – DELINATION FOR TRAIL PURPOSES WHERE AVAILABLE.

NOTES FOR STREET SECTIONS:

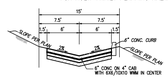
1. SLOUGH WALL REQUIRED AT TOE OF ADJACENT SLOPE IF TOE OF SLOPE IS CLOSER THAN 3' TO THE BACK OF WALK, AND SLOPE IS OVER 5' HIGH.
2. PUBLICLY MAINTAINED SIDEWALKS SHALL BE PLACED 6" FROM RIGHT OF WAY UNLESS SIDEWALK ABUTS A PROPOSED WALL IN WHICH CASE IT SHOULD BE PLACED AGAINST THE WALL.
3. LANDSCAPE SLOPING AWAY FROM R/W TO BE 2:1 MAX.
4. NO RAISED MEDIANS PROPOSED.



NOTES:
1. SUBSCRIPTS "S" AND "L" DENOTE SMALLER AND LARGER WIDTHS RESPECTIVELY.
2. ELEVATIONS ARE REQUIRED WHERE CIRCLED.
3. TRANSVERSE SLOPES SHOWN ABOVE ARE TYPICAL FOR FLAT APPROACH GRADES AND CAN BE INCREASED TO A MAXIMUM OF 4% AT CENTER OF CURVE FOR STEEP APPROACH GRADES.
4. LIMITS OF SLOPE, CROWN LINE TO OUTSIDE GUTTER, MAXIMUM = 2.2% FOR 8" C.F. AND 3.8% FOR 6" C.F.; MINIMUM = 1%

KNUCKLE
NOT TO SCALE

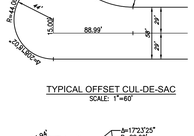
TYPICAL SECTION
PRIVATE DRIVEWAY & FIRE LANE, NO PARKING FOR MULTI-FAMILY PLANNING AREA



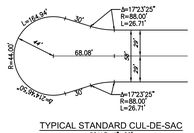
TYPICAL ACCESS ROAD DETAIL FOR BASINS
SCALE: 1"=10'



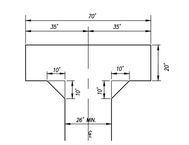
TYPICAL ACCESS ROAD DETAIL FOR WATER TANK
SCALE: 1"=10'



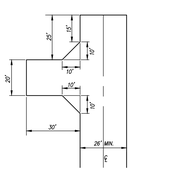
TYPICAL OFFSET CUL-DE-SAC
SCALE: 1"=60'



TYPICAL STANDARD CUL-DE-SAC
SCALE: 1"=40'

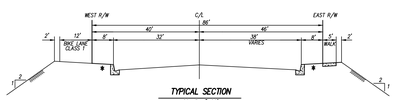


FIRE DEPT. TURNAROUND DETAILS
SCALE: 1"=30'



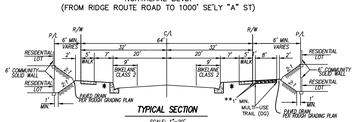
TYPICAL SECTION
SCALE: 1"=20'

80' – 86' STREET (MOD. INDUSTRIAL COLLECTOR)
NORTHLAKE BLVD.
(FROM 1000' SE'LY "A" ST TO "A" ST)



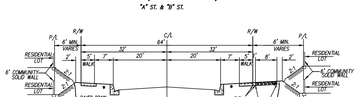
TYPICAL SECTION
SCALE: 1"=20'

86' STREET (MOD. INDUSTRIAL COLLECTOR)
NORTHLAKE BLVD.
(FROM RIDGE ROUTE ROAD TO 1000' SE'LY "A" ST)



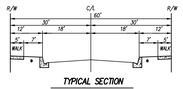
TYPICAL SECTION
SCALE: 1"=20'

64' STREET (LOCAL COLLECTOR)
"A" ST. & "B" ST.



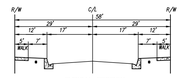
TYPICAL SECTION
SCALE: 1"=20'

64' STREET (LOCAL COLLECTOR)
"F" ST. & "O" ST. (FROM "I" ST. TO "O" ST.)



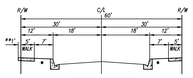
TYPICAL SECTION
SCALE: 1"=20'

60' STREET
"C" ST., "AA" ST., "DD" ST.,"EE" ST., "GG" ST.,
"HH" ST., & "PP" ST., & "QQ" ST.



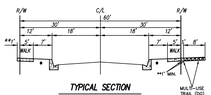
TYPICAL SECTION
SCALE: 1"=20'

58' STREET
"BB" ST., "CC" ST., "FF" ST., "II" ST., "JJ" ST., "KK" ST., "LL" ST.,
"MM" ST., "NN" ST., "OO" ST. & "PP" ST., "QQ" ST", RR" ST.,
& "SS" ST.,



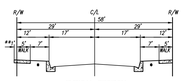
TYPICAL SECTION
SCALE: 1"=20'

60' STREET
"G" ST., "J" ST.& "P" ST.



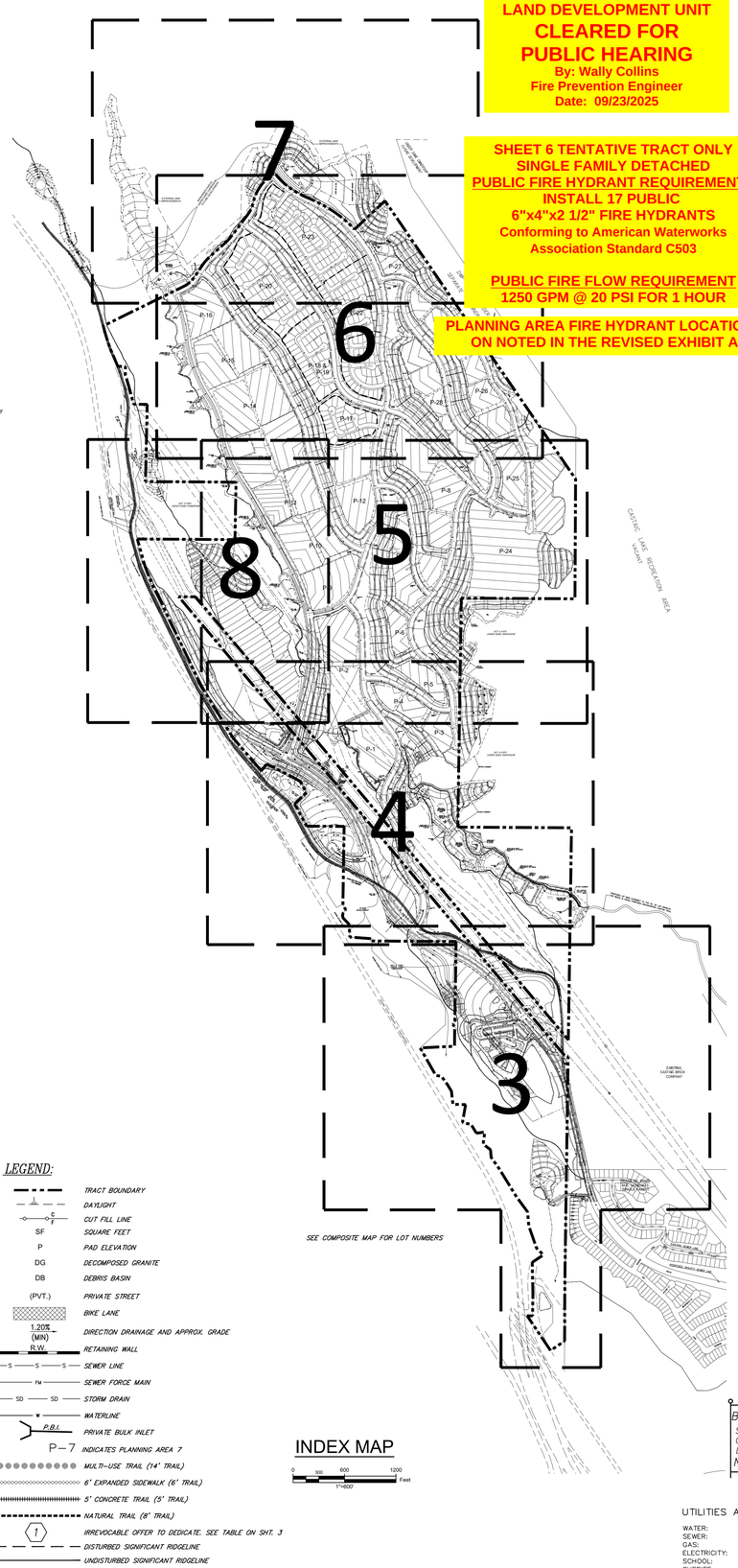
TYPICAL SECTION
SCALE: 1"=20'

60' STREET
"I" ST.



TYPICAL SECTION
SCALE: 1"=20'

58' STREET
"O" ST.
(FROM "P" ST. TO CUL-DE-SAC)



INDEX MAP

0 300 600 1200 Feet
1"=600'

LEGEND:

- TRACT BOUNDARY
- DAYLIGHT
- CUT FILL LINE
- SF — SQUARE FEET
- P — PAD ELEVATION
- DG — DECOMPOSED GRANITE
- DB — DEBRIS BASIN
- (PVT.) — PRIVATE STREET
- BIKE LANE
- 1.20% (MIN) R.W. — DIRECTION DRAINAGE AND APPROX. GRADE
- RETAINING WALL
- S — S — S — SEWER LINE
- FM — SEWER FORCE MAIN
- SD — SD — STORM DRAIN
- W — WATERLINE
- P.B.I. — PRIVATE BULK INLET
- P–7 — INDICATES PLANNING AREA 7
- MULTI-USE TRAIL (14' TRAIL)
- 6' EXPANDED SIDEWALK (6' TRAIL)
- 5' CONCRETE TRAIL (5' TRAIL)
- NATURAL TRAIL (8' TRAIL)
- 1 — IRREVOCABLE OFFER TO DEDICATE. SEE TABLE ON SHT. 3
- DISTURBED SIGNIFICANT RIDGELINE
- UNDISTURBED SIGNIFICANT RIDGELINE

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 09/23/2025

SHEET 6 TENTATIVE TRACT ONLY
SINGLE FAMILY DETACHED
PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL 17 PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENT
1250 GPM @ 20 PSI FOR 1 HOUR

PLANNING AREA FIRE HYDRANT LOCATIONS ON NOTED IN THE REVISED EXHIBIT A

Lot Numbers	No. of Lots	Sheet No.	Type (Use)	Dwelling Units	Total Acres
Area P-1					
289	1	4	Multi-family	189	7.0
372-373	2	4	Debris Basin		1.1
Area P-2					
290	1	4	Multi-family	91	5.0
		5	Multi-family	40	5.3
Area P-3					
291	1	4	Multi-family	49	3.3
Area P-4					
292	1	4	Multi-family	48	3.1
Area P-5					
293	1	5	Multi-family	38	3.0
Area P-6					
294	1	5	Multi-family	21	2.2
Area P-7					
295, 296	2	5	Multi-family	88	6.8
Area P-8					
297	1	5	Multi-family	111	9.9
Area P-9					
298	1	5	Multi-family	112	6.1
Area P-10					
299	1	5	Multi-family	100	7.4
Area P-11					
300	1	5	Multi-family	81	6.9
Area P-12					
301	1	5	Multi-family	117	8.6
Area P-13					
302	1	5	Multi-family	71	8.9
Area P-14					
303	1	6	Multi-family	44	5.1
		4	Multi-family	36	5.1
Area P-15					
304	1	6	Multi-family	32	4.3
		4	Multi-family	31	4.2
Area P-16					
305	1	6	Multi-family	42	5.1
Area P-17					
1-33	33	6	50'X80' SF (4000 sf) min.	33	4.5
Area P-18 & P-19					
34-68	35	6	55'X90' SF (4950 sf) min.	35	5.8
Area P-20					
69-129	61	6	60'X100' SF (6000 sf) min.	61	11.2
Area P-21					
130-165	36	6	50'X80' SF (4000 sf) min.	36	4.2
Area P-22					
166-178	13		50'X80' SF (4000 sf) min.	13	1.3
179-205	30	6	55'X90' SF (4950 sf) min.	30	4.3
Area P-23					
209-288	80	6	50'X80' SF (4000 sf) min.	80	9.4
Area P-24					
306	1	5	Senior	138	17.7
Area P-25					
307, 308	2	5	Senior	61	10.6
Area P-26					
309	1	6	Senior	61	10.2
Area P-27					
310	1	6	Senior	10	1.3
Area P-28					
311	1	6	Senior	75	9.3
Miscellaneous					
312-313,315-318	6	4	General Commercial***	321	20.4
314	1	1	Highway Commercial		2.5
319	1	6	Public Park		16.3
320-329	10	5 & 6	Private Park		8.0
330-333, 335-357, 367-368	29		Open Space		192.9
334, 358-366	10		Open Space (Natural)		163.9
369-370	2	3 & 8	Water Tank		6.5
371, 374-383	11	4, 5 & 6, 8	Debris Basin *		10.4
384	1	4	Water Quality Basin Lot **		15.0
385	1	4	Pump station		0.2
386	1	4	Fire station		1.4
			Public R/W		84.3

* DEBRIS BASINS TO BE MAINTAINED BY LA COUNTY PUBLIC WORK FLOOD CONTROL DISTRICT (LACFCD).

** WATER QUALITY BASIN TO BE MAINTAINED BY LA COUNTY THROUGH DRAINAGE BENEFIT ASSESSMENT AREA (DBAA).

*** AFFORDABLE HOUSING AND LIVE WORK (LOT 313).

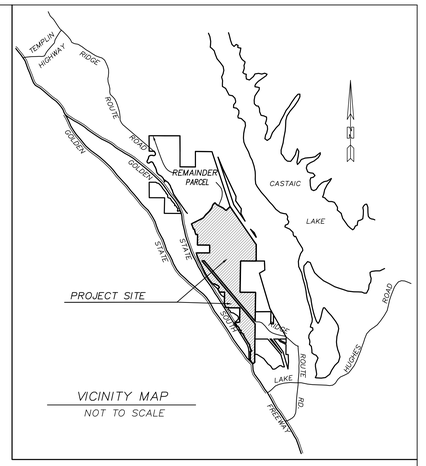
LOT SUMMARY TABLE	
Type (Use)	Quantity
Multi-family	23
50'X80' SF (4,000 sf) min.	162
55'X90' SF (4,950 sf) min.	65
60'X100' SF (6,000 sf) min.	61
Open Space (Manufactured Slopes)	29
Open Space (natural)	10
General Commercial	6
Highway Commercial	1
Public Park	1
Private Park	10
Debris Basin	13
Water Quality Basin Lot	1
Water Tank	2
Pump Station	1
Fire Station	1
Total	**386**

SHEET INDEX	
SHEET NO.	SHEET TITLE
1	TITLE SHEET
2	COMPOSITE MAP
3	TENTATIVE MAP - SOUTHERLY IMPROVEMENTS
4	TENTATIVE MAP - PA 1, 3 AND 4
5	TENTATIVE MAP - PA 2, 5 -13 AND 24 - 25
6	TENTATIVE MAP - PA 14 - 23 AND 26 - 28
7	TENTATIVE MAP - EXTERNAL IMPROVEMENTS
8	TENTATIVE MAP - PA 10, 11 AND SPORT PARK
9	UNIT PHASING MAP
10	LARGE LOT MAP
11	TRAIL MAP
12	EASEMENT MAP TITLE SHEET
13	EASEMENT MAP
14	EASEMENT MAP
15	EASEMENT MAP
16	EASEMENT MAP

BENCH MARK: LACPW L 4622
SMALL BOAT SPK & TAG @ D–S25 @ SW END OF BRIDGE @ B–1552 14 FT S/O C/L LAKE HUGHES RD
NEWHALL QUAD. (1993) ELEV. 1147.577

UTILITIES AND SERVICES:

WATER:	SANTA CLARITA VALLEY WATER AGENCY
SEWER:	SEWAGE OFFSITE TREATMENT PLANT
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON COMPANY
SCHOOL:	WM. S. HART HIGH SCHOOL & CASTAIC UNION SCHOOL DISTRICTS.
SHERIFF	LOS ANGELES COUNTY SHERIFF
TELEPHONE	SBC TELEPHONE CO.



VICINITY MAP
NOT TO SCALE

DATA SUMMARY:

ACRES(GROSS)	719.8 ± AC
ACRES(NET)	635.5 ± AC
EXISTING & PROPOSED ZONING	NORTHLAKE S.P
EXISTING & PROPOSED GENERAL PLAN (2012 SCVGP)	NORTHLAKE S.P
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SINGLE & MULTIFAMILY RESIDENTIAL COMMERCIAL AND OPEN SPACE

LOT SUMMARY:

SINGLE FAMILY LOTS	(40.6 Ac.) –	288 DU'S	1 TO 288 (288)
MULTI–FAMILY LOTS	(107.2 Ac.) –	1341 DU'S	289 TO 305 (17)
SENIOR M.F. LOTS	(49.1 Ac.) –	345 DU'S	306 TO 311 (6)
GENERAL COMMERCIAL	(20.4 Ac.) –	321 DU'S	312 TO 313 (2)
			315 TO 318 (4)
HIGHWAY COMMERCIAL	(2.5 Ac.)		314 (1)
PUBLIC PARK LOT	(16.3 Ac.)		319 (1)
PRIVATE PARK LOTS	(8.0 Ac.)		320 TO 329 (10)
OPEN SPACE (MFD)	(192.9 Ac.)		330 TO 368 (39)
OPEN SPACE (NATURAL)	(163.9 Ac.)		
TANK SITE	(6.5 Ac.)		369 TO 370 (2)
DEBRIS BASIN LOTS	(11.5 Ac.)		371 TO 383 (13)
WATER QUALITY BASIN	(15.0 Ac.)		384 (1)
PUMP STATION	(0.2 Ac.)		385 (1)
FIRE STATION	(1.4 Ac.)		386 (1)
PUBLIC R/W	(84.3 Ac.)		
TOTAL LOTS	(719.8 Ac.) –	TOTAL 2295 DU'S	386

PARCEL NUMBERS BASED ON FIDELITY NATIONAL TITLE COMPNAY AMENDED PRELIMINARY TITLE REPORT ORDER NO. 996-23064296-C-TR7 DATED JUNE 6, 2023.

P.T.R. PARCEL NO	A.P.N.
1*	3247-010-049 and 3247-010-050
2*	3244-003-018
3	3247-040-008 (PORTION)
4	3247-040-008 (PORTION)
5	3247-040-008 (PORTION)
6	3247-040-008 (PORTION)
7	3247-040-013 (PORTION)
8	3247-040-009 (PORTION)
9	3247-040-009 (PORTION)
10	3247-040-009 (PORTION)
11	3247-040-009 (PORTION)
12	3247-040-013 (PORTION)
13	3247-040-013 (PORTION)
14	3247-040-013 (PORTION)
15	3244-012-054 & 059
16	3244-012-057
17	3244-012-013
18	3247-041-008
19	3247-041-020
20	3247-041-021
21	3247-041-023
22	3247-041-022
23	2865-036-003
24	2865-036-002
25	2865-036-001 AND 2865-003-013
26	2865-003-035
27	3244-004-051
28	3244-004-053
29	3244-012-049
30	3244-012-048
31	3244-012-046
32	3244-012-058
33	3244-004-052
34	3244-004-024
35	3244-013-001
36	3244-012-045
37	3247-017-019
38	3244-012-050
39	3244-014-015
40	3244-014-067 & 068
41	3247-041-018
42	3247-041-015
43	3244-014-053
44*	3244-014-044
45*	3244-014-038
46*	3247-041-012
47*	3244-013-004
48*	3244-013-002
49*	3244-013-005
50*	3244-013-009
51*	3244-013-010
52	3244-014-050
53*	3244-015-018
54*	3244-014-022
55*	3244-014-021
56	3244-014-062
57*	3244-014-063
60	3247-041-007
61	3247-041-009
66	3247-041-010
68*	3244-012-056
69*	3244-014-045
70**	3244-012-904
71**	3244-004-906
72*	3244-014-902
73*	3247-017-900

*ASTERISK INDICATES PARCEL IS NOT A PART OF THIS SUBDIVISION BUT UNDER SAME OWNERSHIP OR OFFSITE IMPROVEMENT

**ASTERISK INDICATES PARCEL TO BE AQUIRED

NOTE: NORTHEASTERLY PORTION OF PARCEL 32 IS NOT A PART OF THIS SUBDIVISION BUT UNDER SAME OWNERSHIP

NOTES

1. TOTAL EARTHWORK APPROXIMATELY CUT 17,160,000 C.Y. ± FILL 15,840,000 C.Y. ± EARTHWORK WILL BE BALANCED ON–SITE DUE TO SHRINKAGE.
2. TOPOGRAPHIC MAPPING BY HORIZON SURVEYS, 2 FT CONTOUR INTERVAL. (JULY 8, 2002)
3. REQUEST PERMISSION TO ADJUST LOT LINES TO THE SATISFACTION OF DRP.
4. REQUEST PERMISSION TO RECORD UNIT TRACT MAPS TO THE SATISFACTION OF DRP.
5. REQUEST PERMISSION TO CREATE ADDITIONAL OPEN SPACE LOTS.
6. BOUNDARY LINE DIMENSIONS ARE TAKEN FROM RECORD DATA.
7. THE APPLICANT IS REQUESTING THE RIGHT TO ADJUST STREET AND BUILDING PAD ELEVATIONS UP TO 10 FEET ON THE FINAL GRADING PLAN TO THE SATISFACTION OF DRP AND DPW.
8. TOPS AND TOES OF SLOPES ARE SUBJECT TO CHANGE IN FINAL ENGINEERING TO SATISFACTION OF DRP AND DPW.
9. MAXIMUM SLOPE GRADE IS 2:1 FOR ALL SLOPES.
10. A LANDSCAPE MAINTENANCE DISTRICT OR HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED FOR MAINTENANCE OF OPEN SPACE AREAS AND ALL COMMON SLOPE AREAS.
11. ALL SLOPES WITHIN HOMEOWNER'S ASSOCIATION COMMON AREAS OR LANDSCAPE MAINTENANCE DISTRICTS ARE TO BE PLANTED AND IRRIGATED WITH COUNTY APPROVED MATERIAL.
12. PORTIONS OF THE OLD RIDGE ROUTE ROAD TO BE ABANDONED AND REPLACED WITH A ROAD PER CURRENT COUNTY STANDARDS.
13. MULTI–FAMILY LOTS ARE FOR CONDO PURPOSES.
14. REQUEST PERMISSION TO CREATE A LARGE LOT PARCEL MAP FOR SALES AND LEASING PURPOSES AND WHERE EACH LOT IS GREATER THAN 40 ACRES.
15. SITE CONTAINS NO OAK TREES.
16. ALL STREET LANDINGS ARE 3% OR LESS EXCEPT WHERE NOTED.
17. ALL GRADING ELEVATIONS ARE ± 10 FEET.
18. ALL ITEMS REQUESTED WITH CUP NO. RPPL2023004316 (i.e. GRADING, WATER TANKS, SP SITE PLAN/SCR REVIEW, AND WALLS EXCEEDING 6 FEET IN HEIGHT), AS WELL AS THAT IN PHASE 2 WILL REQUIRE A NEW CUP. ENVIRONMENTAL ASSESSMENT NO. RPPL2023004887.
19. PRIVATE DRIVES SHALL BE DESIGNED ACCORDING TO THE WESTSIDE COMMUNITIES PRIVATE DRIVE AND TRAFFIC CALMING DESIGN GUIDELINES CONSISTENT WITH HEALTHY DESIGN REQUIREMENTS.
20. ALL STREET CURB RETURNS ARE 25' RADII UNLESS SPECIFIED ON THE PLAN.
21. LANDSCAPING IN THE COMMON AREAS AND DRIVES INCLUDING COMMON AREAS FENCING AND WALL WILL BE DROUGHT TOLERANT IN NATURE. DETAILED LANDSCAPING WILL BE PROVIDED ONCE THE PLOT PLANS ARE FINALIZED AND SUBMITTED TO THE COUNTY FOR APPROVAL.
22. BICYCLE SHOWER AND CHANGING FACILITIES (BSF) WILL BE PROVIDED FOR ALL BUILDINGS ≥ 75,000 S.F. AND WILL BE DEPICTED IN DETAIL ON FUTURE PLOT PLANS.
23. ALL SINGLE FAMILY LOTS WILL BE SERVED BY SEPARATE SEWER LATERAL FOR EACH INDIVIDUAL LOT. ALL MULTI–FAMILY, COMMERCIAL, AND INDUSTRIAL BUILDINGS WILL BE SERVED BY SEPARATE SEWER LATERAL FOR EACH INDIVIDUAL BUILDING.
24. THE CLIENT PROPOSED A TRANSIT SYSTEM WITHIN THE PROJECT BOUNDARY, FOR MORE DETAILS SEE PLANNING NOTEBOOK.
25. ALL PARKS AREA PRIVATE EXCEPT WHERE NOTED.
26. PRIOR TO THE ISSUANCE OF 1750TH BUILDING PERMIT, FIRE STATION TO BE CONVEYED TO THE CONSOLIDATED PROTECTION DISTRICT OF LOS ANGELES COUNTY.
27. A NEW TENTATIVE MAP NUMBER & CUP WILL BE ISSUED IF AND WHEN A NEW MAP IS FILED OVER THE N'LY PORTION OF NORTHLAKE SPECIFIC PLAN BOUNDARY.
28. NO PROPOSED GATES WITHIN PROJECT SITE.

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5	6–27–2017	PER SCM COMMENTS DATED 11–3–2016		YL	–
4	9–27–2016	PER SCM COMMENTS DATED 7–21–2016		YL	–
3	6–6–2016	PER SCM COMMENTS DATED 10–7–2015		YL	–
2	9–9–2015	PER SCM COMMENTS DATED 7–16–2015		YL	–
1	6–1–2015	PER SCM COMMENTS DATED 2–17–2015		YL	–
DATE		REVISION		BY	APP
SCALE: AS SHOWN	CHK'D BY:	APPROVED BY:	DATE: 08/12/2025	W.O. NO. 5090–033–35	SHEET 1 OF 16

PREPARED FOR:

NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER MARK R. SIKAND No.35453 Exp. 09-30-25 CIVIL STATE OF CALIFORNIA

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

N

SIKAND Engineering | Planning | Surveying
15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF THE
**COUNTY OF LOS ANGELES, STATE OF C

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 09/23/2025

PLANNING AREA FIRE HYDRANT LOCATIONS ON NOTED IN THE REVISED EXHIBIT A



FOR SPECIFIC PLAN DETAILS, SEE THE REV. EXHIBIT "A" MAP

COMPOSITE MAP

7	08-12-2025	UPDATED P.E. STAMP EXPIRATION DATED AND REVISED SHEET 2 COMPOSITE MAP	TH	--
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1	6-1-2015	PER SCM COMMENTS DATED 2-17-2015	YL	--
	DATE	REVISION	BY	APP

SCALE:	CHK'D BY:	APPROVED BY:	DATE:	W.O. NO.	SHEET	OF
AS SHOWN			08/12/2025	5090-033-35	2	16

PREPARED FOR:

NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER
MARK R. SIKAND
No.35453
Exp. 09-30-25
CIVIL
STATE OF CALIFORNIA

LEGAL DESCRIPTION:

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MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

MATCH LINE SEE SHEET 4

MATCH LINE SEE LEFT

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 09/23/2025

PLANNING AREA FIRE HYDRANT LOCATIONS ON NOTED IN THE REVISED EXHIBIT A

359
33.0 AC
OS

330
3.4 AC
OS

340
0.2 AC
OS

318
2.9 AC
GENERAL
COMMERCIAL

317
5.3 AC
GENERAL
COMMERCIAL

358
39.6 AC
OS

314
2.5 AC
HWY. COMMERICAL
DEVELOPMENT

369
4.9 AC
WATER TANK

NOT A PART UNDER SAME OWNERSHIP

GOLDEN STATE FREEWAY I-5 (SOUTHBOUND)

SO. CALIF. EDISON R/W

RIDGE ROUTE ROAD

CASTAIC ROAD

TRACT BOUNDARY

EXISTING NORTHLAKE HILLS ELEMENTARY SCHOOL
SCHOOL SITE
AREA = 20.6± Acres (GROSS)
AREA = 13.0± Acres NET PAD

NOT A PART

100' RIDGE ROUTE

REALIGNED C/L 80' WIDE RIDGE ROUTE PER TR. 44429 M.B. 1233-19-43 (NOT REFLECTED IN TITLE REPORT)

JOIN EXISTING RIDGE ROUTE RD. BEGIN IEC RE-ALIGNMENT PER P-273(FW)

EXISTING SEWER PER PC 11670

PROP. 15" VCP SEWER WILL EXTEND AND CONNECT TO EXISTING SEWER LINE LOCATED AT RIDGE ROUTE ROAD AND CASTAIC LAKE ROAD

PROPOSED TANK

20' ACCESS ROAD

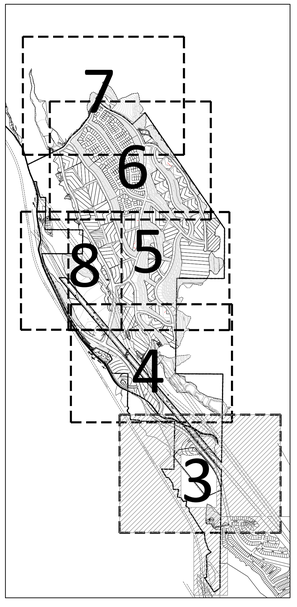
BUILDING SETBACK

EXIST. GAS LINE TO REMAIN

NW'LY LINE 10'

SE'LY LINE 10'

MATCH LINE SEE SHEET 8 INSET "A"



KEY MAP
SCALE: 1" = 1500'

LEGEND:

- TRACT BOUNDARY
- DAYLIGHT
- CUT FILL LINE
- SF — SQUARE FEET
- D.B. — DEBRIS BASIN
- I/S — INTERSECTION SIGHT
- P — PAD ELEVATION
- (PVT.) — PRIVATE STREET
- BIKE LANE
- 1.20% (MIN) — DIRECTION DRAINAGE AND APPROX. GRADE
- R.W — TYPICAL RETAINING WALL
- DISTURBED SIGNIFICANT RIDGELINE
- UNDISTURBED SIGNIFICANT RIDGELINE
- RIDGELINE
- SEWER LINE
- SEWER FORCE MAIN
- STORM DRAIN
- WATERLINE
- P.B.I. — PRIVATE BULK INLET
- P-7 — INDICATES PLANNING AREA 7
- MULTI-USE TRAIL (10' TRAIL)
- NEIGHBORHOOD PEDESTRAIN TRAIL (6' TRAIL)
- NATURAL TRAIL (8' TRAIL)
- (1) — IRREVOCABLE OFFER TO DEDICATE. SEE TABLE ON SHT. 3

0 50 100 200 Feet
1"=100'

OFFER OF DEDICATION TO THE PUBLIC AN EASEMENT FOR OFFSITE GRADING PURPOSES TO BE RECORDED BY SEPARATE INSTRUMENT

ITEM NO.	APN
(1)	3244-014-038
(2)	3244-014-045
(3)	3244-012-045 3244-012-046 3244-012-049 3244-004-051
(4)	3244-014-044 3244-014-063
(5)	3244-014-021 3244-014-022
(10)	3244-013-005 3244-013-010 3244-012-056

IRREVOCABLE OFFER TO DEDICATE TO THE COUNTY OF LOS ANGELES AN EASEMENT FOR PERMANENT ROAD PURPOSES TO BE RECORDED BY SEPARATE INSTRUMENT

ITEM NO.	APN
(6)	3244-014-038
(7)	3244-014-045
(8)	3244-014-063

IRREVOCABLE OFFER TO DEDICATE TO THE COUNTY OF LOS ANGELES AN EASEMENT FOR PERMANENT WATER QUALITY BASIN, DEBRIS BASIN OR PERMANENT ACCESS ROAD PURPOSES TO BE RECORDED BY SEPARATE INSTRUMENT

ITEM NO.	APN
(9)	3244-015-018
(11)	3244-014-022
(12)	3244-012-046
(13)	3244-012-045, 3247-041-012

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER
MARK R. SIKAND
No.35453
Exp. 09-30-25
CIVIL
STATE OF CALIFORNIA

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

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1	6-1-2015	PER SCM COMMENTS DATED 2-17-2015	YL	–

SCALE: 1"=100' | CHK'D BY: | APPROVED BY: | DATE: 08/12/2025 | W.O. NO. 5090-033-35 | SHEET 3 OF 16

SIKAND
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Van Nuys, CA 91411
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info@sikand.com

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 5

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 09/23/2025

PLANNING AREA FIRE HYDRANT LOCATIONS ON NOTED IN THE REVISED EXHIBIT A

336
14.2 AC
OS

338
6.8 AC
OS

371
2.5 AC
D.B.

374
0.4 AC
D.B.

P-1
289
7.2 AC

P-2
290
3.1 AC

P-3
291
3.3 AC

P-4
292
3.1 AC

P-5
293
3.0 AC

329
1.3 AC
PARK

331
8.4 AC
OS

380
1.1 AC
D.B

342
0.7 AC
OS

335
3.6 AC
OS

333
1.7 AC
OS

362
4.8 AC
OS

372
0.6 AC
D.B.

339
4.4 AC
OS

385
0.2 AC
PUMP STATION

312
5.1 AC
GENERAL
COMMERICAL

313
1.6 AC
GENERAL
COMMERCIAL

315
1.2 AC
GENERAL
COMMERCIAL

316
4.3 AC
GENERAL
COMMERCIAL

361
9.3 AC
OS
FUTURE DEVELOPMENT

332
2.8 AC
OS

334
2.5 AC
OS

359
33.0 AC
OS

381
0.7 AC
D.B.

382
0.7 AC
D.B.

383
0.8 AC
D.B.

384
15.0 AC
WATER QUALITY BASIN

360
12.4 AC
OS

NOT A PART
UNDER SAME OWNERSHIP

NOT A PART

UNDER SAME OWNERSHIP

NORTHLAKE BLVD

P ST

O ST

R ST

RIDGE ROUTE ROAD

GOLDEN STATE FREEWAY I-5 (SOUTHBOUND)

EXISTING CALTRANS R/W

SO. CALIF. EDISON R/W

PROPOSED 150' EDISON EASEMENT

EX. EDISON R/W TO BE RELOCATED

TRACT BOUNDARY

± 1326'

TRACT BOUNDARY

± 1610'

± 2669'

± 672'

OFFSITE EASEMENT

JOIN ADOPTED CASTAIC LAKE TRAIL

TOWER TO BE RELOCATED

GRADE TO DRAIN

DEBRIS BASIN TO BE MAINTAINED BY L.A.C.F.C.D

WATER QUALITY BASIN MAINTAINED BY LOS ANGELES COUNTY

INGRESS & EGRESS OF SD ESMT.

15' ACCESS ROAD

20' SEWER EASEMENT

PROPOSED WATER TANK

EXISTING WATER TANK

PROPOSED WATER TANK PER THIS MAP

POINT OF CONNECTION TO PROPOSED WATER LINE

WATER LINE POINT OF CONNECTION

JOIN EXIST. 30" WATER MAIN

EXIST. 30" WATER LINE

RELOCATED 30" WATER MAIN

PROP. FORCE MAIN SEWER LINE

EXIST. 24" CMP DRAIN PIPE TO BE REPLACED BY 36" RCP

EXIST. 30" WATER LINE

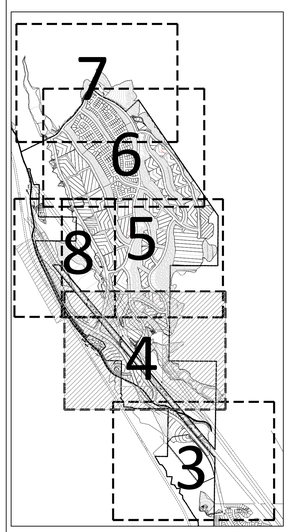
CLASS 1 BIKE LANE TRAIL

14' MULTI-USE TRAIL

8' NEIGHBORHOOD PEDESTRIAN TRAIL

0 50 100 200
SCALE: 1" = 100' Feet

KEY MAP
SCALE: 1" = 1500'



LEGEND:

- TRACT BOUNDARY
- DAYLIGHT
- CUT FILL LINE
- SF — SQUARE FEET
- D.B. — DEBRIS BASIN
- I/S — INTERSECTION SIGHT
- P — PAD ELEVATION
- (PVT.) — PRIVATE STREET
- BIKE LANE
- 1.20% (MIN) — DIRECTION DRAINAGE AND APPROX. GRADE
- R.W. — TYPICAL RETAINING WALL
- DISTURBED SIGNIFICANT RIDGELINE
- UNDISTURBED SIGNIFICANT RIDGELINE
- R — R — R — RIDGELINE
- S — S — S — SEWER LINE
- FM — SEWER FORCE MAIN
- SD — SD — SD — STORM DRAIN
- W — WATERLINE
- P.B.I. — PRIVATE BULK INLET
- P–7 — INDICATES PLANNING AREA 7
- MULTI-USE TRAIL (10' TRAIL)
- NEIGHBORHOOD PEDESTRAIN TRAIL (6' TRAIL)
- NATURAL TRAIL (8' TRAIL)
- 1 — IRREVOCABLE OFFER TO DEDICATE. SEE TABLE ON SHT. 3

MATCH LINE SEE SHEET 3

7	08-12-2025	UPDATED P.E. STAMP EXPIRATION DATED AND REVISED SHEET 2 COMPOSITE MAP	TH	–
6	07-11-2023	UPDATED TO REFLECT NEW TITLE REPORT AND CURRENT APN'S	TH	–
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2	9-9-2015	PER SCM COMMENTS DATED 7-16-2015	YL	–
1	6-1-2015	PER SCM COMMENTS DATED 2-17-2015	YL	–
DATE		REVISION	BY	APP

SCALE:	CHK'D BY:	APPROVED BY:	DATE:	W.O. NO.	SHEET	OF
1"=100'			08/12/2025	5090-033-35	4	16

PREPARED FOR:

NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER
WAYNE R. SIKAND
No.35453
Exp. 09-30-25
CIVIL
STATE OF CALIFORNIA

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

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MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

MATCH LINE SEE SHEET 6

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 09/23/2025

PLANNING AREA FIRE HYDRANT LOCATIONS ON NOTED IN THE REVISED EXHIBIT A



MATCH LINE SEE SHEET 4

NOT A PART UNDER SAME OWNERSHIP

LEGEND:

- TRACT BOUNDARY
- DAYLIGHT
- CUT FILL LINE
- SF — SQUARE FEET
- D.B. — DEBRIS BASIN
- I/S — INTERSECTION SIGHT
- P — PAD ELEVATION
- (PVT.) — PRIVATE STREET
- BIKE LANE
- 1.20% (MIN) — DIRECTION DRAINAGE AND APPROX. GRADE
- R.W. — TYPICAL RETAINING WALL
- DISTURBED SIGNIFICANT RIDGELINE
- UNDISTURBED SIGNIFICANT RIDGELINE
- R — RIDGELINE
- S — SEWER LINE
- FM — SEWER FORCE MAIN
- SD — STORM DRAIN
- W — WATERLINE
- P.B.I. — PRIVATE BULK INLET
- P–7 — INDICATES PLANNING AREA 7
- MULTI–USE TRAIL (10' TRAIL)
- NEIGHBORHOOD PEDESTRAIN TRAIL (6' TRAIL)
- NATURAL TRAIL (8' TRAIL)
- (7) — IRREVOCABLE OFFER TO DEDICATE. SEE TABLE ON SHT. 3

KEY MAP
SCALE: 1" = 1500'

0 50 100 200 Feet
1"=100'

7	08-12-2025	UPDATED P.E. STAMP EXPIRATION DATED AND REVISED SHEET 2 COMPOSITE MAP	TH –
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	DATE	REVISION	BY APP

SCALE: 1"=100' | CHK'D BY: | APPROVED BY: | DATE: 08/12/2025 | W.O. NO. 5090-033-35 | SHEET 5 OF 16

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER — MARK R. SIKAND — No.35453 — Exp. 09-30-25 — CIVIL — STATE OF CALIFORNIA

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

N

SIKAND
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info@sikand.com

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT

CLEARED FOR PUBLIC HEARING

By: Wally Collins
Fire Prevention Engineer
Date: 09/23/2025

SINGLE FAMILY DETACHED
PUBLIC FIRE HYDRANT REQUIREMENTS
INSTALL 17 PUBLIC
6"x4"x2 1/2" FIRE HYDRANTS
Conforming to American Waterworks Association Standard C503

PUBLIC FIRE FLOW REQUIREMENT
1250 GPM @ 20 PSI FOR 1 HOUR

MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 5

KEY MAP
SCALE: 1" = 1500'

LEGEND:
- TRACT BOUNDARY
- DAYLIGHT
- CUT FILL LINE
- SF SQUARE FEET
- D.B. DEBRIS BASIN
- I/S INTERSECTION SIGHT
- P PAD ELEVATION
- (PVT.) PRIVATE STREET
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- 1 IRREVOCABLE OFFER TO DEDICATE, SEE TABLE ON SHT. 3

0 50 100 200 Feet
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LOS ANGELES, CA 90067
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MARK R. STANLEY
No.35453
Exp. 09-30-25
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MAJOR LAND DIVISION
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COUNTY OF LOS ANGELES
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FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
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By: Wally Collins
Fire Prevention Engineer
Date: 09/23/2025

PLANNING AREA FIRE HYDRANT LOCATIONS ON NOTED IN THE REVISED EXHIBIT A

NORTHLAKE ASSOCIATES
3247-041-012

L.A. COUNTY
3247-017-900

REMAINDER PARCEL

EXTERNAL MAP IMPROVEMENTS

REMAINDER PARCEL UNDER SAME OWNERSHIP FUTURE DEVELOPMENT

EXTERNAL MAP IMPROVEMENTS

FUTURE EXTENSION PER NORTHLAKE SPECIFIC PLAN

WATER TANK
PAD EL = 2005

20' ACCESS RD

PROP. WATER LINE

EX. RIDGE ROUTE ROAD

LACFCD EASEMENT LINE

PROP. D. B. ESM'T

DEBRIS BASIN TO BE MAINTAINED BY LACFCD

20' ACCESS ROAD

D.B. ESM'T

TOP OF BERM

GRADE TO DRAIN

I ST

H ST

G ST

A ST

TRACT BOUNDARY

SLOPE MAR. 5:1 MAX.

DRIVEWAY AREA RESERVED MAINTENANCE

5:1 CUT SLOPE

14' WIDE DIRT TRAIL

SEE SHEET 6

MATCH LINE

FUTURE EXTENSION PER NORTHLAKE SPECIFIC PLAN

TRACT BOUNDARY

PROP. WATER LINE

0 50 100 200 Feet
1"=100'

LEGEND:

- TRACT BOUNDARY
- DAYLIGHT
- CUT FILL LINE
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KEY MAP
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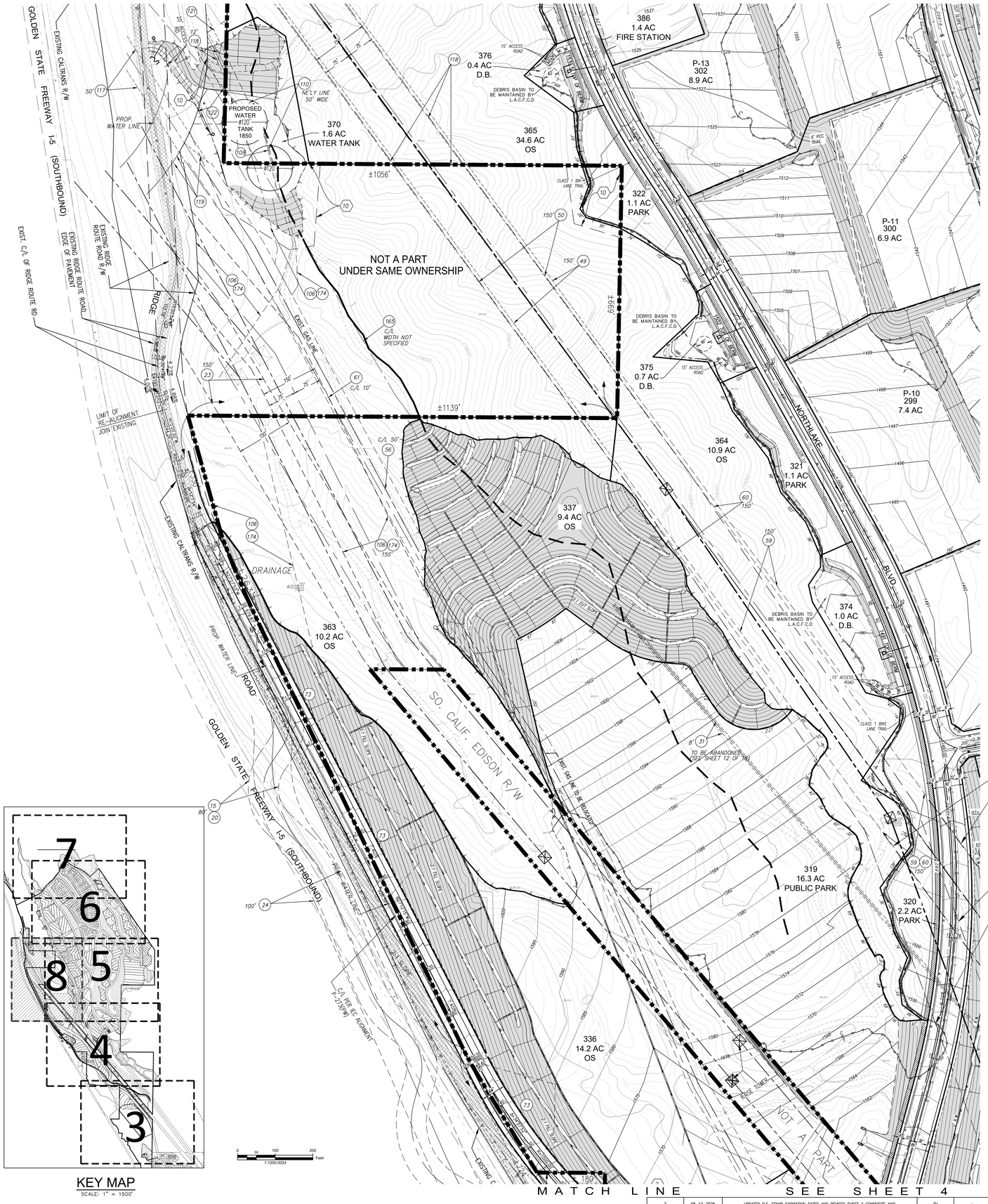
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT

CLEARED FOR PUBLIC HEARING

By: Wally Collins
Fire Prevention Engineer
Date: 09/23/2025

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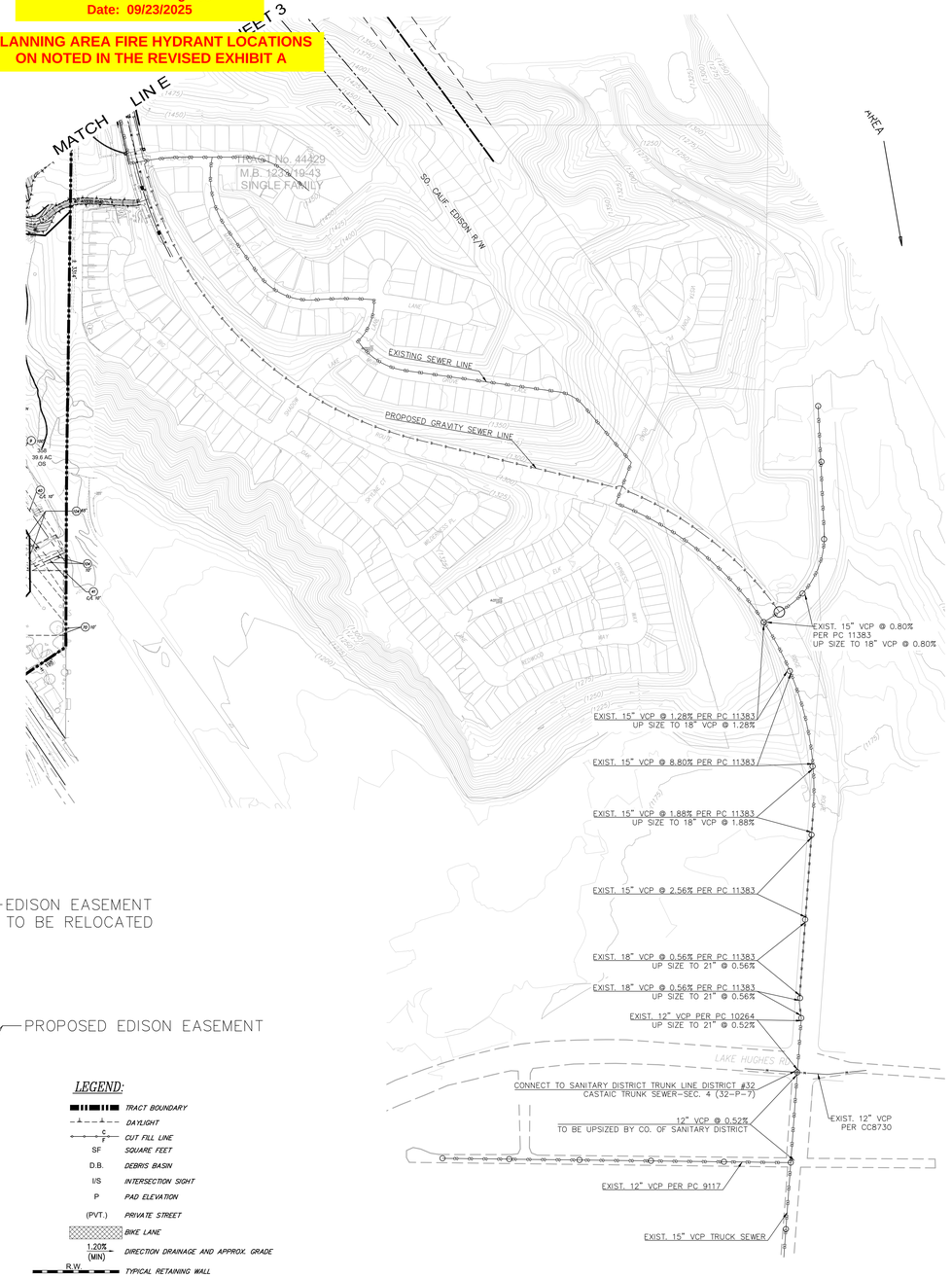
KEY MAP
SCALE: 1" = 1500'

EDISON EASEMENT TO BE RELOCATED

PROPOSED EDISON EASEMENT

LEGEND:

- TRACT BOUNDARY
- DAYLIGHT
- C / F — CUT FILL LINE
- SF — SQUARE FEET
- D.B. — DEBRIS BASIN
- I/S — INTERSECTION SIGHT
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INSET "A"

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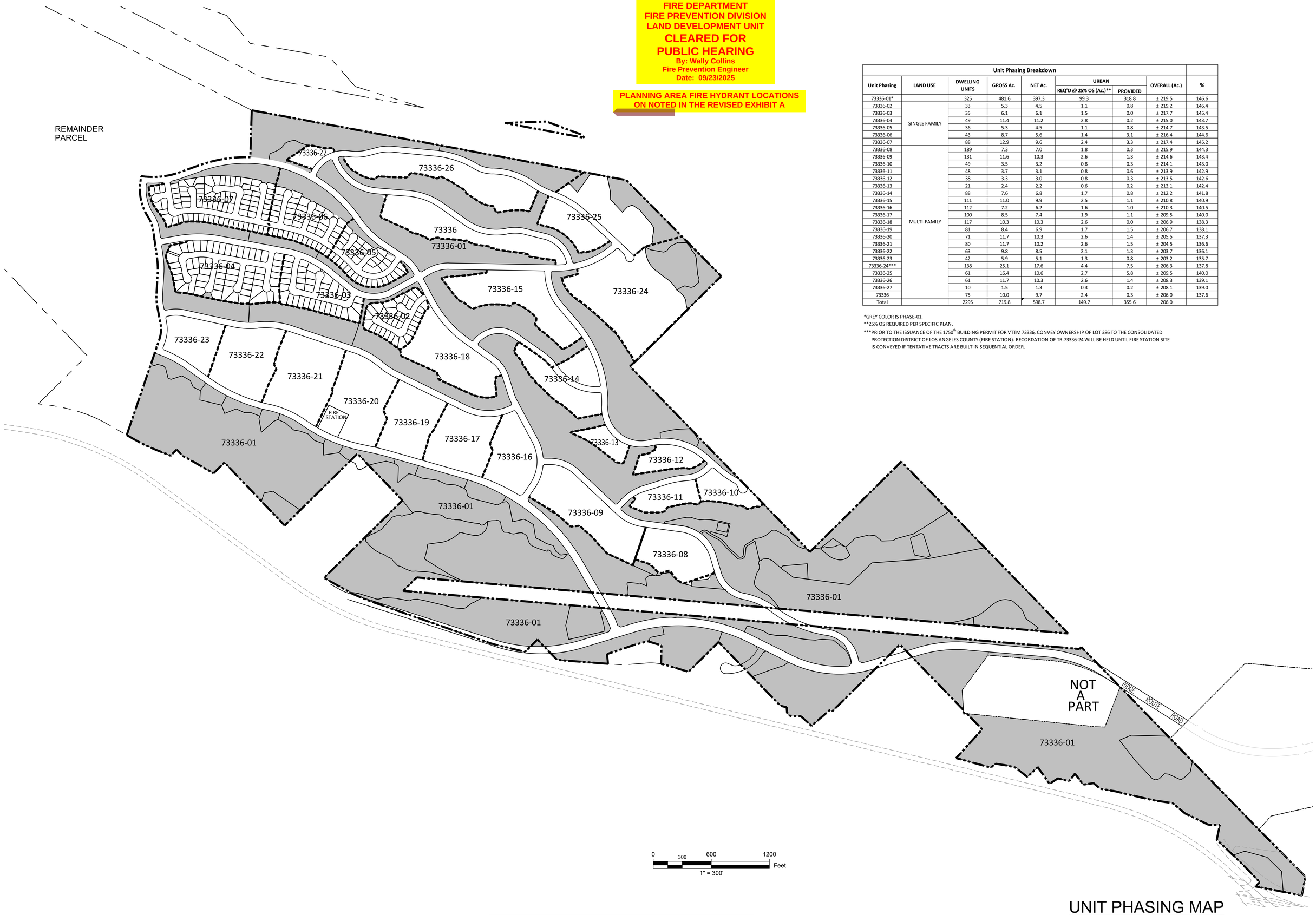
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MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
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COUNTY OF LOS ANGELES
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Unit Phasing Breakdown

Unit Phasing	LAND USE	DWELLING UNITS	GROSS Ac.	NET Ac.	URBAN		OVERALL (Ac.)	%
					REQ'D @ 25% OS (Ac.)**	PROVIDED		
73336-01*		325	481.6	397.3	99.3	318.8	± 219.5	146.6
73336-02		33	5.3	4.5	1.1	0.8	± 219.2	146.4
73336-03		35	6.1	6.1	1.5	0.0	± 217.7	145.4
73336-04	SINGLE FAMILY	49	11.4	11.2	2.8	0.2	± 215.0	143.7
73336-05		36	5.3	4.5	1.1	0.8	± 214.7	143.5
73336-06		43	8.7	5.6	1.4	3.1	± 216.4	144.6
73336-07		88	12.9	9.6	2.4	3.3	± 217.4	145.2
73336-08		189	7.3	7.0	1.8	0.3	± 215.9	144.3
73336-09		131	11.6	10.3	2.6	1.3	± 214.6	143.4
73336-10		49	3.5	3.2	0.8	0.3	± 214.1	143.0
73336-11		48	3.7	3.1	0.8	0.6	± 213.9	142.9
73336-12		38	3.3	3.0	0.8	0.3	± 213.5	142.6
73336-13		21	2.4	2.2	0.6	0.2	± 213.1	142.4
73336-14		88	7.6	6.8	1.7	0.8	± 212.2	141.8
73336-15		111	11.0	9.9	2.5	1.1	± 210.8	140.9
73336-16		112	7.2	6.2	1.6	1.0	± 210.3	140.5
73336-17		100	8.5	7.4	1.9	1.1	± 209.5	140.0
73336-18	MULTI-FAMILY	117	10.3	10.3	2.6	0.0	± 206.9	138.3
73336-19		81	8.4	6.9	1.7	1.5	± 206.7	138.1
73336-20		71	11.7	10.3	2.6	1.4	± 205.5	137.3
73336-21		80	11.7	10.2	2.6	1.5	± 204.5	136.6
73336-22		63	9.8	8.5	2.1	1.3	± 203.7	136.1
73336-23		42	5.9	5.1	1.3	0.8	± 203.2	135.7
73336-24***		138	25.1	17.6	4.4	7.5	± 206.3	137.8
73336-25		61	16.4	10.6	2.7	5.8	± 209.5	140.0
73336-26		61	11.7	10.3	2.6	1.4	± 208.3	139.1
73336-27		10	1.5	1.3	0.3	0.2	± 208.1	139.0
73336		75	10.0	9.7	2.4	0.3	± 206.0	137.6
Total		2295	719.8	598.7	149.7	355.6	206.0	

*GREY COLOR IS PHASE-01.
**25% OS REQUIRED PER SPECIFIC PLAN.
***PRIOR TO THE ISSUANCE OF THE 1750th BUILDING PERMIT FOR VTTM 73336, CONVEY OWNERSHIP OF LOT 386 TO THE CONSOLIDATED PROTECTION DISTRICT OF LOS ANGELES COUNTY (FIRE STATION). RECORDATION OF TR.73336-24 WILL BE HELD UNTIL FIRE STATION SITE IS CONVEYED IF TENTATIVE TRACTS ARE BUILT IN SEQUENTIAL ORDER.

UNIT PHASING MAP

PREPARED FOR:
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1999 AVENUE OF THE STARS, SUITE 2850
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Fire Prevention Engineer
Date: 09/23/2025

PARCEL REMAINDER

SPECIFIC PLAN BOUNDARY

SOUTHERN CALIFORNIA EDISON RIGHT-OF-WAY

RIDGE ROUTE ROAD

NOT A PART
EXISTING NORTHLAKE HILLS ELEMENTARY SCHOOL

NORTHLAKE BLVD

A ST · B ST · D ST · F ST · G ST · H ST · I ST · J ST · O ST · P ST

1 · 2 · 3 · 4 · 5 · 6 · 7 · 8 · 9 · 10 · 11 · 12

0 150 300 600 Feet
1"=300'

LARGE LOT TABLE			
LOT NO.	**GROSS AC. +/-**	**NET AC. +/-**	**SPCIFIC PLAN LAND USE TYPE**
1	58.4	54.5	OPEN SPACE/GENERAL COMMERCIAL
2	63.4	53.8	OPEN SPACE/GENERAL COMMERCIAL
3	54.2	48.8	OPEN SPACE
4	93.0	87.5	MULTI-FAMILY/OPEN SPACE
5	43.8	40.1	OPEN SPACE
6	69.6	61.4	MULTI-FAMILY/OPEN SPACE
7	69.6	63.4	MULTI-FAMILY/OPEN SPACE
8	45.3	40.0	MULTI-FAMILY/OPEN SPACE
9	42.4	41.0	MULTI-FAMILY/OPEN SPACE
10	71.5	63.2	MULTI-FAMLY/SINGLE FAMILY
11	61.9	55.8	MUTLI-FAMLY /OPEN SPACE
12	46.0	40.7	MULTI-FAMILY/SINGLE FAMILY/OPENSPACE
TOTAL	719.1	650.2	

ACREAGE APPROXIMATED TO THE NEAREST TENTH.

GROSS ACREAGE (INLCUDING STREET RIGHT-OF WAYS AND EXISTING RIDGE ROUTE ROAD RIGHT-OF WAY)

NET ACREAGE (EXCLUDING STREET RIGHT-OF WAYS AND EXISTING RIDGE ROUTE ROAD RIGHT-OF WAY)

(A) INDICATES A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES

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ADOPTED CASTAIC LAKE TRAIL

P-27 P-26 P-23 P-22 P-28 P-25 P-21 P-20 P-18 & 19 P-8 P-24 P-17 P-16 P-15 P-14 P-12 P-7 P-13 P-11 P-10 P-6 P-9 P-5 P-3 P-4 P-2 P-1

TRAIL CONNECTIONS / TRAIL CONNECTION

FUTURE EXTENSION TO BE BUILT WITH PHASE II

REMAINDER PARCEL UNDER SAME OWNERSHIP FUTURE DEVELOPMENT

EXISTING DIRT ROAD

FIRE HYDRANT

JOIN ADOPTED CASTAIC LAKE TRAIL

SO. CALIF. EDISON R/W

PROPOSED 150' EDISON EASEMENT

EX. EDISON R/W TO BE RELOCATED

TRAIL CONNECTION

CONNECT TO EX. TRAIL

NORTHLAKE HILLS ELEMENTARY SCHOOL

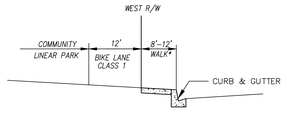
8' DG TRAIL

SOUGHT WEST FREEWAY TO SOUTHBOUND

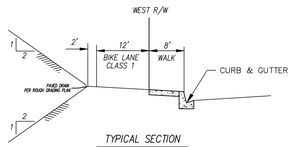
0 150' 300' 600' Feet
1" = 300'

LEGEND:

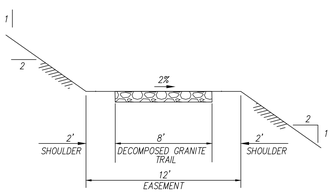
- TRACT BOUNDARY
- CLASS 1 BIKE LANE (20' TRAIL)
- NORTHLAKE MULTI-USE TRAIL (14' TRAIL)
- 6' EXPANDED SIDEWALK (6' TRAIL)
- 5' PCC TRAIL (CONCRETE TRAIL)
- ADOPTED CASTAIC LAKE TRAIL (VARIES 7'-10' WIDTH)
- NATURAL TRAILS (8' DECOMPOSED GRANITE TRAIL)
- DISTRUBED SIGNIFICANT RIDGELINE
- UNDISTRUBED SIGNIFICANT RIDGELINE



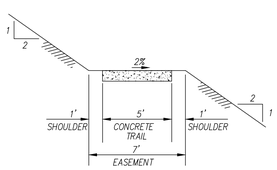
TYPICAL SECTION
N.T.S.
NORTHLAKE BLVD.
(FROM 100' NE'LY "R" ST. TO "A" ST.)
(FROM "A" ST TO "E" ST)



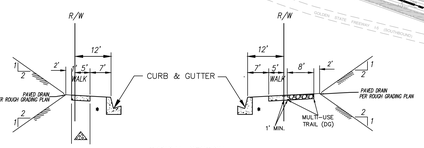
TYPICAL SECTION
N.T.S.
THE RIDGE ROUTE ROAD
(FROM 1200' N'LY TR. 44429 TO NORTHLAKE BLVD.)
NORTHLAKE BLVD.
(FROM RIDGE ROUTE ROAD TO 100' NE'LY "R" ST)



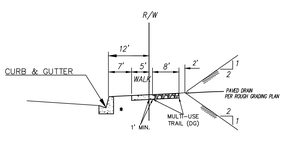
TYPICAL TRAIL SECTION
N.T.S.



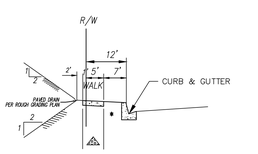
TYPICAL TRAIL SECTION
N.T.S.



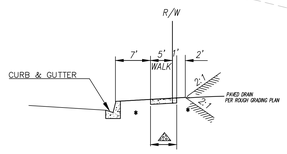
TYPICAL SECTION
N.T.S.
PORTION OF "O" ST.
"I" ST.
(FROM "A" ST. TO "J" ST.)



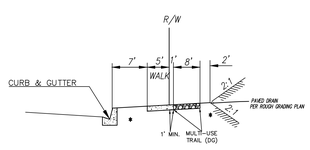
TYPICAL SECTION
N.T.S.
"I" ST.



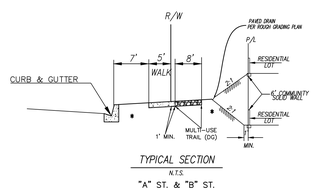
TYPICAL SECTION
N.T.S.
"D" ST., "E" ST., "G" ST., "H" ST., "J" ST.& "P" ST.



TYPICAL SECTION
N.T.S.
"F" ST. (FROM "A" ST. TO "O"ST.)



TYPICAL SECTION
N.T.S.
"O" ST. & "F" ST. (FROM "O" ST. TO "I" ST.)



TYPICAL SECTION
N.T.S.
"A" ST. & "B" ST.

NOTES:
⚠ 6' EXPANDED SIDEWALK

TRAIL MAP

7	08-12-2025	UPDATED P.E. STAMP EXPIRATION DATED AND REVISED SHEET 2 COMPOSITE MAP	TH	–
6	07-11-2023	UPDATED TO REFLECT NEW TITLE REPORT AND CURRENT APN'S	TH	–
5	6-27-2017	PER SCM COMMENTS DATED 11-3-2016	YL	–
4	9-27-2016	PER SCM COMMENTS DATED 7-21-2016	YL	–
3	6-6-2016	PER SCM COMMENTS DATED 10-7-2015	YL	–
2	9-9-2015	PER SCM COMMENTS DATED 7-16-2015	YL	–
1	6-1-2015	PER SCM COMMENTS DATED 2-17-2015	YL	–
	DATE	REVISION	BY	APP

SCALE:	CHK'D BY:	APPROVED BY:	DATE:	W.O. NO.	SHEET	OF
AS SHOWN			08/12/2025	5090-033-35	11	16

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER MARK R. SIKAND No.35453 Exp. 09-30-25 STATE OF CALIFORNIA

LEGAL DESCRIPTION:
A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

SIKAND Engineering | Planning | Surveying
15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

EASEMENTS BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY REPORT ORDER NO. 996-23064296-C-TR7 DATED JUNE 07, 2023

ITEM NO.	OWNER	PURPOSE	REFERENCE	STATUS
6 *OO	PACIFIC LIGHT AND POWER CORPORATION	TRANSMISSION LINE	SERIAL REGISTER NO. L.A. 020100	TO REMAIN
9	THE EDISON ELECTRIC COMPANY	POLE LINES	JANUARY 29, 1906 BOOK 2580 PAGE 13 Dds.	TO REMAIN
10 *T	EDISON ELECTRIC COMPANY	ROAD	FEBRUARY 2, 1906 BOOK 2554 PAGE 237 Dds.	TO REMAIN
11	C. W. WALLER	PIPE AND POLE LINES	2/17/12 BOOK 4855-311 Dds. 10/10/23 BOOK 2985-371 O.R.	TO REMAIN
12	GENERAL PIPE LINE COMPANY OF CALIFORNIA	PIPE AND POLE LINES	6/01/12 BOOK 5010-253 Dds. 6/20/12 BOOK 5087-38 Dds.	TO REMAIN
13	PACIFIC LIGHT AND POWER CORPORATION	STEEL TOWERS	DECEMBER 19, 1912 BOOK 5320 PAGE 84 Dds.	TO REMAIN
14	PACIFIC LIGHT & POWER CORPORATION	POLE LINES	NOVEMBER 4, 1913 BOOK 5640 PAGE 81 Dds.	TO BE ABANDONED
15 *D	STATE OF CALIFORNIA	STATE HIGHWAY	10/30/14 BK 5893 PG 250 Dds.	TO BE ABANDONED
16 *PP	STATE OF CALIFORNIA	SLOPE	OCTOBER 30, 1914 BOOK 5893 PAGE 250 Dds.	TO REMAIN
18 *Y	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	POLE LINES AND ANCHORS	DECEMBER 9, 1914 BOOK 5951 PAGE 73 Dds.	TO REMAIN
19	PACIFIC LIGHT & POWER CORPORATION	POLES	JUNE 16, 1915 BOOK 6035 PAGE 337 Dds.	TO BE ABANDONED
20 *D	STATE OF CALIFORNIA	STATE HIGHWAY	05/16/16 INST.#107 BOOK 6255 PAGE 297 Dds.	TO BE ABANDONED
21 *L	STATE OF CALIFORNIA	DRAINAGE AND SLOPES	BOOK 6255 PAGE 297 Dds. BOOK 7494 PAGE 334 O.R.	TO REMAIN
23	SOUTHERN CALIFORNIA EDISON COMPANY	TOWERS, POLES AND CONDUITS	10/05/18 INST. NO. 842 BOOK 6736 PAGE 88 Dds.	TO REMAIN
24 *D	STATE OF CALIFORNIA	STATE HIGHWAY	MAY 3, 1929 BOOK 8140 PAGE 116 O.R.	TO BE ABANDONED
26 *I	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	POLE LINES AND CONDUITS	OCTOBER 2, 1929 BOOK 9300 PAGE 280 O.R.	TO REMAIN
27 *OO	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	POLE LINES AND CONDUITS	OCTOBER 2, 1929 BOOK 9314 PAGE 322 O.R.	TO REMAIN
28	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	POLE LINES AND CONDUITS	OCTOBER 2, 1929 BOOK 9329 PGS 364, 365 O.R.	TO BE ABANDONED
29 *W	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	POLES, PIPES, AND CONDUITS	OCTOBER 2, 1929 BOOK 9360 PAGE 305 O.R.	TO REMAIN
30 *A	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	POLES	OCTOBER 2, 1929 BOOK 9428 PAGE 117 O.R.	TO REMAIN
31	SOUTHERN CALIFORNIA EDISON COMPANY	PUBLIC UTILITIES	FEBRUARY 1, 1930 BOOK 9697 PAGE 210 O.R.	TO BE ABANDONED
32 *MM	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	WIRES, POLES	02/19/30 INST.#1122 BOOK 9767 PAGE 105 O.R.	TO REMAIN
33 *OO	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	POLE LINES	FEBRUARY 19, 1930 BOOK 9771 PAGE 117 O.R.	TO REMAIN
34	STATE OF CALIFORNIA	STATE HIGHWAY	OCTOBER 8, 1930 BOOK 10273 PAGE 360 O.R.	TO REMAIN
35 *E	STATE OF CALIFORNIA	SLOPES	OCTOBER 8, 1930 BOOK 10273 PAGE 360 O.R.	TO REMAIN
37	UNITED STATES OF AMERICA	POLES AND WIRES	01/05/31 INST.#939 BOOK 10612 PAGE 31 O.R.	TO REMAIN
38	SOUTHERN FUEL COMPANY	PIPE LINES	7/08/31 BK 10883-388 O.R. 10/11/39 BK 16940-144 O.R.	TO REMAIN
39	GENERAL PIPE LINE COMPANY OF CALIFORNIA	PIPE LINES	JUNE 17, 1935 BOOK 13447 PAGE 257 O.R.	TO REMAIN
40	SOUTHERN CALIFORNIA GAS COMPANY	PIPE LINES	MAY 19, 1937 BOOK 14942 PAGE 296 O.R.	TO REMAIN
41	SOUTHERN CALIFORNIA GAS COMPANY	PIPE LINES	NOVEMBER 26, 1937 BOOK 15491 PAGE 16 O.R.	TO REMAIN
42 *M	SOUTHERN CALIFORNIA EDISON COMPANY, LTD.	POLE LINES	AUGUST 26, 1942 BOOK 19516 PAGE 195 O.R.	TO REMAIN
43	SOUTHERN CALIFORNIA EDISON COMPANY, LTD.	POLES	NOVEMBER 1, 1945 BOOK 22495 PAGE 27 O.R.	TO REMAIN
45 *C	RICHFIELD OIL CORPORATION	PIPE LINES	MAY 16, 1950, #3204 BOOK 33139 PAGE 376 O.R.	TO REMAIN
46 *O	RICHFIELD OIL CORPORATION	PIPE LINES	MAY 18, 1950, #3189 BOOK 33167 PAGE 362 O.R.	TO BE RELOCATED
47 *O	RICHFIELD OIL CORPORATION	PIPE LINES	JUNE 2, 1950, #1963 BOOK 33288 PAGE 385 O.R.	TO REMAIN
48 *BB	RICHFIELD OIL CORPORATION	PIPE LINES	JUNE 12, 1950, #3031 BOOK 33364 PAGE 308 O.R.	TO BE RELOCATED
49	SOUTHERN CALIFORNIA EDISON COMPANY	POLES, CABLES GROUND WIRES	07/25/56 INST.#4187 BOOK 51833 PAGE 316 O.R.	TO REMAIN
50	SOUTHERN CALIFORNIA EDISON COMPANY	ELECTRICAL TRANSMISSION	OCTOBER 11, 1957 BOOK 55831 PAGE 430 O.R.	TO REMAIN
51	PACIFIC LIGHTING GAS SUPPLY COMPANY	PIPE LINES	11/25/57 INST.#841 BOOK 56127 PAGE 303 O.R.	TO REMAIN
52	PACIFIC LIGHTING GAS SUPPLY COMPANY	PIPE LINES	11/25/57 INST.#842 BOOK 56127 PAGE 309 O.R.	TO REMAIN
53	SOUTHERN CALIFORNIA EDISON COMPANY	PUBLIC UTILITIES	JANUARY 23, 1958, #280 BOOK 56422 PAGE 93 O.R.	TO REMAIN
54	PACIFIC LIGHTING GAS SUPPLY CO.	PIPE LINES	2/06/58 INST.2564 BK D-5 PG 475 O.R. 2/06/58 INST.2565 BK D-5 PG 479 O.R.	TO REMAIN
55	SOUTHERN CALIFORNIA EDISON COMPANY	PIPE LINES POLE LINES	FEBRUARY 18, 1958 BOOK D-15 PAGE 339 O.R.	TO BE RELOCATED
56	PACIFIC LIGHTING GAS SUPPLY CO.	PIPE LINES	10/08/58 INST.#1114 BOOK D-238 PAGE 799 O.R.	TO REMAIN
57	PACIFIC LIGHTING GAS SUPPLY CO.	PIPE LINES	02/20/59 INST.#327 BOOK D-372 PAGE 114 O.R.	TO BE RELOCATED
58	PACIFIC LIGHTING GAS SUPPLY CO.	ROAD	02/20/59 INST.#328 BOOK D-372 PAGE 120 O.R.	TO REMAIN
59	SOUTHERN CALIFORNIA EDISON COMPANY	ELECTRICAL TRANSMISSION	MARCH 31, 1959, #3995 BOOK D-416 PAGE 584 O.R.	TO BE RELOCATED
60	SOUTHERN CALIFORNIA EDISON COMPANY	ELECTRICAL TRANSMISSION	06/12/59 INST.#3440 BOOK D-500 PAGE 761 O.R.	TO BE RELOCATED
61	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	POLE LINES AND CONDUITS	12/03/65 INST.#4431 BOOK D-3135 PAGE 598 O.R.	TO REMAIN
62	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	CABLES, AND APPURTENANCES	12/03/65 INST.#4432 BOOK D-3135 PAGE 599 O.R.	TO REMAIN
63	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	PUBLIC UTILITIES	12/27/65 INST.#1854 BOOK D-3157 PAGE 454 O.R.	TO REMAIN
64	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	CONDUITS	12/27/65 INST.#1857 BOOK D-3157 PAGE 457 O.R.	TO REMAIN
65	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	UNDERGROUND CONDUITS	BOOK D.3174 PAGE 371 O.R. BOOK D.3195 PAGE 736 O.R.	TO REMAIN
66 *D	STATE OF CALIFORNIA	PIPE LINES	JUNE 23, 1966 BK D3344-729 INSTRUMENT NO. 561 O.R.	TO REMAIN
67	NEWHALL COUNTY WATER DISTRICT	WATER LINE	08/24/66 INST.#1924 BOOK D-3407 PAGE 943 O.R.	TO REMAIN
68 *E	STATE OF CALIFORNIA	PIPE LINES	8/31/66 BK D-3414 PG.381 INSTRUMENT NO. 566 O.R.	TO REMAIN
69 *N *J	STATE OF CALIFORNIA	PIPE, TELEPHONE OR TELEGRAPH	12/20/66 BK D-3511-140 INST.#360 O.R. 3/05/74 BK D6190 PG. 701 O.R	TO REMAIN
70	NEWHALL COUNTY WATER DISTRICT	UTILITY AND PIPE LINES	3/08/67 BK D-3579-144 INSTRUMENT NO. 2567 O.R.	TO REMAIN

* SEE NOTES HEREON

EASEMENTS BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY REPORT ORDER NO. 996-23064296-C-TR7 DATED JUNE 07, 2023

ITEM NO.	OWNER	PURPOSE	REFERENCE	STATUS
71	STATE OF CALIFORNIA	SLOPE	06/21/67 INST.#422 BOOK D-3678 PAGE 472 O.R.	TO REMAIN
73	STATE OF CALIFORNIA	SLOPE	10/06/67 INST.#994 BOOK D-3790 PAGE 908 O.R.	TO REMAIN
76	NEWHALL COUNTY WATER DISTRICT	ROAD, PIPE LINE, DRAINAGE	11/06/67 BK 3822-117 INSTRUMENT NO. 3575 O.R.	TO REMAIN
77	NEWHALL COUNTY WATER DISTRICT	ROAD, WATER & PIPE LINES	12/20/67 INST.#3096 BOOK D-3864 PAGE 411 O.R.	TO REMAIN
78	PACIFIC LIGHTING SERVICE AND SUPPLY COMPANY	PIPE LINES	12/27/67 INST.#483 BOOK D-3867 PAGE 971 O.R.	TO REMAIN
80	STATE OF CALIFORNIA	SLOPE	12/27/67 INST.#484 BOOK D-3867 PAGE 977 O.R.	TO REMAIN
81 *H	STATE OF CALIFORNIA	PIPE LINE	03/28/68 INST.#404 BOOK D-3952 PAGE 972 O.R.	TO BE RELOCATED
82 *Q	STATE OF CALIFORNIA	PIPE LINE	9/11/68, INST. #610 BOOK D-4127 PAGE 640 O.R.	TO REMAIN
83	MOBIL OIL CORPORATION	PIPE AND POLE LINE	OCTOBER 18, 1968 INSTRUMENT NO. 907 O.R.	TO REMAIN
84	SOUTHERN CALIFORNIA GAS COMPANY	PIPE LINES	10/18/68 BK D-4167 PG. 816 INSTRUMENT NO. 908 O.R.	TO REMAIN
85	SOUTHERN CALIFORNIA EDISON COMPANY	POLE LINES AND TOWERS	10/18/68 BK D-4167 PG. 847 INSTRUMENT NO. 909 O.R.	TO REMAIN
86 *JJ *J	STATE OF CALIFORNIA	PIPELINE	01/23/69 INST.#320 BOOK D4258 PAGE 977 O.R.	TO REMAIN
87 *AA	STATE OF CALIFORNIA	AQUEDUCT AND PIPELINE	01/27/69 INST.#358 BOOK D-4261 PAGE 520 O.R.	TO REMAIN
88	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	COMMUNICATION FACILITIES	3/21/69 BK D-4315 PG. 347 INSTRUMENT NO. 3135 O.R.	TO REMAIN
89	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	COMMUNICATION FACILITIES	3/21/69 BK D-4315 PG. 352 INSTRUMENT NO. 3136 O.R.	TO REMAIN
90	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	CABLES, WIRES AND CONDUITS	03/25/69 INST.#2523 BOOK D-4317 PAGE 902 O.R.	TO REMAIN
91 *GG	STATE OF CALIFORNIA	PIPELINES, CONDUITS	3/27/69 BK D-4319 PG. 805 INSTRUMENT NO. 302 O.R.	TO BE RELOCATED
92 *HH *J	STATE OF CALIFORNIA	PIPE LINE	3/27/69 BK D-4319 PG. 812 INSTRUMENT NO. 303 O.R.	TO REMAIN
93	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	CABLES, WIRES AND CONDUITS	06/03/69 INST.#3060 BOOK D4389 PAGE 996 O.R.	TO REMAIN
94	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	CABLES, WIRES AND CONDUITS	06/09/69 INST.#3041 BOOK D-4395 PAGE 823 O.R.	TO REMAIN
95	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	PUBLIC UTILITIES	07/14/69 INST.#2929 BOOK D-4434 PAGE 33 O.R.	TO REMAIN
96	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	POLE LINES AND CONDUITS	7/14/69 BK D-4434 PG. 39 INSTRUMENT NO. 2930 O.R.	TO BE RELOCATED
97	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	COMMUNICATION FACILITIES	5/14/70 BK M-3465 PG. 765 INSTRUMENT NO. 1734 O.R.	TO REMAIN
98	CITY OF LOS ANGELES	ROADWAY	01/11/72 INST.#2792 BOOK D-5316 PAGE 295 O.R.	TO REMAIN
99	CITY OF LOS ANGELES	ROADWAY	01/11/72 INST.#2793 BOOK D-5316 PAGE 301 O.R.	TO BE RELOCATED
100	CITY OF LOS ANGELES	ROADWAY	01/11/72 INST.#2794 BOOK D-5316 PAGE 314 O.R.	TO REMAIN
101	CITY OF LOS ANGELES	ROADWAY	01/11/72 INST.#2795 BOOK D-5316 PAGE 308 O.R.	TO REMAIN
102	CITY OF LOS ANGELES	ROADWAY	2/09/72 BK D-5348 PG. 40 INSTRUMENT NO. 2359 O.R.	TO REMAIN
103	THE CITY OF LOS ANGELES	ROAD FOR INGRESS, EGRESS	6/01/72 BK D5480 PG. 183 INSTRUMENT NO. 4488 O.R.	TO REMAIN
104	STATE OF CALIFORNIA	POLE LINES	12/24/73 BK D6119 PG. 946 INSTRUMENT NO. 273 O.R.	TO REMAIN
106	STATE OF CALIFORNIA	DRAINAGE	2/15/74 INST.#3091 BK. D-6171 PG. 742 O.R.	TO REMAIN
108	STATE OF CALIFORNIA	SLOPE	05/29/74 INST.#384 BOOK D-6287 PAGE 495 O.R.	TO REMAIN
109	STATE OF CALIFORNIA	HIGHWAY SLOPE	07/05/74 INST.#434 BOOK D6333 PAGE 930 O.R.	TO REMAIN
110	PACIFIC LIGHTING SERVICE COMPANY	GAS PIPE LINES	07/05/74 INST.#435 BOOK D6333 PAGE 933 O.R.	TO REMAIN
112	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	COMMUNICATION FACILITIES	3/11/83 INST. #83-272545 O.R. 4/23/83 INST. #83-442645 O.R.	TO REMAIN
113 *L	GEORGIA GEORGE	INGRESS AND EGRESS	APRIL 11, 1983 INST. NO.83-394248 O.R.	TO REMAIN
117	PACIFIC LIGHTING GAS SUPPLY CO.	PIPE LINES	02/07/58 INST.#2964 BOOK D-6 PAGE 787 O.R.	TO REMAIN
118	SOUTHERN CALIFORNIA EDISON COMPANY	UTILITY	07/23/59 INST.#4563 BOOK D547 PAGE 50 O.R.	TO BE RELOCATED
119	SOUTHERN CALIFORNIA EDISON COMPANY	UTILITIES	10/31/67 INST.#594 O.R.	TO REMAIN
120 *RR	SUTTER INVESTMENT CORPORATION	SLOPE PURPOSES INGRESS, EGRESS	01/08/74 INST.#1770 O.R.	TO REMAIN
121	PACIFIC LIGHTING SERVICE COMPANY	PIPE LINES	07/30/75 INST.#508 O.R.	TO REMAIN
122	STATE OF CALIFORNIA	HIGHWAY SLOPES	07/30/75 INST.#509 O.R.	TO REMAIN
124 *SS	STATE OF CALIFORNIA	SLOPE	08/21/75 INST.#2444 O.R.	TO REMAIN
125	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	POLE LINES	BOOK 9344 PAGE 4, O.R. 6/03/74 INST. #3880 O.R.	TO BE RELOCATED
127	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	BURIED COMMUNICATION LINE EASEMENT	06/08/72 INST.#3758 O.R. 06/03/74 INST.#3880 O.R.	TO REMAIN
128 *EE	RICHFIELD OIL CORPORATION	PIPE LINE	06/07/50 INST. #2764 BK. 33323 PG. 54 DEEDS.	TO REMAIN
129	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	POLE LINES, ANCHORS, CONDUITS, PIPES	10/02/29 BK. 9314 PG. 321 O.R.	TO BE RELOCATED
130	RICHFIELD OIL CORPORATION	PIPE LINES	06/29/50 BK. 33543 PG. 228 O.R.	TO BE RELOCATED
131 *J	STATE OF CALIFORNIA	PIPE LINE	11/09/66 BK. D-3476 PG. 326 O.R.	TO BE RELOCATED
132	PACIFIC TELEPHONE AND TELEGRAPH COMPANY	COMMUNICATION FACILITIES	01/17/69 INST.#3276 O.R.	TO REMAIN
133	CASTAIC UNIFIED SCHOOL DISTRICT	ROAD, INGRESS, EGRESS STORM DRAINS, GRADING SLOPES, UTILITIES	03/18/03 INST.#03-753979 OFFICIAL RECORDS.	TO REMAIN
194	THE COUNTY OF LOS ANGELES	PERMANENT DEBRIS BASIN	OCTOBER 05, 2017 INSTRUMENT NO. 20171143994	TO REMAIN
195	THE COUNTY OF LOS ANGELES	PERMANENT ROAD ACCESS AND WATER QUALITY BASIN	OCTOBER 05, 2017 INSTRUMENT NO. 20171143995	TO REMAIN
196	THE COUNTY OF LOS ANGELES	WATER QUALITY BASIN	OCTOBER 05, 2017 INSTRUMENT NO. 20171143996	TO REMAIN
197	THE COUNTY OF LOS ANGELES	OFFSITE GRADING	OCTOBER 05, 2017 INSTRUMENT NO. 20171143997	TO REMAIN
198	THE COUNTY OF LOS ANGELES	OFFSITE GRADING	OCTOBER 05, 2017 INSTRUMENT NO. 20171143998	TO REMAIN
199	THE COUNTY OF LOS ANGELES	OFFSITE GRADING	OCTOBER 05, 2017 INSTRUMENT NO. 20171143999	TO REMAIN
200	THE COUNTY OF LOS ANGELES	OFFSITE GRADING	OCTOBER 05, 2017 INSTRUMENT NO. 20171144001	TO REMAIN

* SEE NOTES HEREON

EASEMENTS BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY REPORT ORDER NO. 996-23064296-C-TR7 DATED JUNE 07, 2023

ITEM NO.	OWNER	PURPOSE	REFERENCE	STATUS
201	THE COUNTY OF LOS ANGELES	PERMANENT ROADWAY	OCTOBER 05, 2017 INSTRUMENT NO. 20171144002	TO REMAIN
202	THE COUNTY OF LOS ANGELES	PERMANENT ROADWAY	OCTOBER 05, 2017 INSTRUMENT NO. 20171144003	TO REMAIN
203	THE COUNTY OF LOS ANGELES	OFFSITE GRADING	OCTOBER 05, 2017 INSTRUMENT NO. 20171144004	TO REMAIN
204	THE COUNTY OF LOS ANGELES	PERMANENT ROADWAY	OCTOBER 05, 2017 INSTRUMENT NO. 20171144005	TO REMAIN
205	THE COUNTY OF LOS ANGELES	PERMANENT DEBRIS BASIN	OCTOBER 05, 2017 INSTRUMENT NO. 20171144006	TO REMAIN

* SEE NOTES HEREON

THE FOLLOWING ITEMS BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY REPORT ORDER NO. 996-23064296-C-TR7 DATED JUNE 07, 2023, AFFECT THE SUBJECT PROPERTY: (NOT PLOTTED)

ITEM NO.	OWNER	PURPOSE	REFERENCE	STATUS
17	STATE OF CALIFORNIA	WAIVER OF CLAIMS	OCTOBER 30, 1914 BOOK 5893 PAGE 250 Dds.	TO REMAIN
22	STATE OF CALIFORNIA	WAIVER OF CLAIMS	5/16/16 BK 6255-297 Dds. 6/04/29 BK 7494-334 O.R.	TO REMAIN
25	STATE OF CALIFORNIA	WAIVER OF CLAIMS	MAY 3, 1929 BOOK 8140 PAGE 116 O.R.	TO REMAIN
36	STATE OF CALIFORNIA	WAIVER OF CLAIMS	OCTOBER 8, 1930 BOOK 10273 PAGE 360 O.R.	TO REMAIN
44	STATE OF CALIFORNIA	WAIVER OF CLAIMS	OCTOBER 31, 1947 BOOK 25630 PAGE 260 O.R.	TO REMAIN
72 *P	STATE OF CALIFORNIA	RELINQUISHED FREEWAY ACCESS	6/21/67 INST.422 BK D3678 PG 473 O.R. 5/29/74 INST.384 BK D6287 PG 495 O.R.	TO REMAIN
74	STATE OF CALIFORNIA	RELINQUISHED FREEWAY ACCESS	10/06/67 INST.#994 BOOK D-3790 PAGE 908 O.R.	TO REMAIN
75	STATE OF CALIFORNIA	WAIVER OF CLAIMS	10/06/67 INST.#994 BOOK D-3790 PAGE 908 O.R.	TO REMAIN
79	STATE OF CALIFORNIA	RELINQUISHED FREEWAY ACCESS	12/27/67 INST.#484 BOOK D-3867 PAGE 977 O.R.	TO REMAIN
105 *S	STATE OF CALIFORNIA	RELINQUISHED FREEWAY ACCESS	12/24/73 BK D6119 PG. 946 INSTRUMENT NO. 273 O.R.	TO REMAIN
107 *K	STATE OF CALIFORNIA	NO RIGHT OF ACCESS	2/15/74 INST. #3091 BK. D-6171 PG. 742 O.R.	TO REMAIN
111	COUNTY OF LOS ANGELES DEPT. OF REGIONAL PLANNING	CERTIFICATE OF COMPLIANCE	JULY 28, 1982 INST. NO.82-757295 O.R.	TO REMAIN
114	COUNTY OF LOS ANGELES DEPT. OF REGIONAL PLANNING	BRIDGE AND THOROUGHFARE	APRIL 1, 1992 INST. NO.92-560916 O.R.	TO REMAIN
115	COOK RANCH ASSOCIATES & CASTAIC UNION SCHOOL DISTRICT	MEMORANDUM OF AGREEMENT	9/14/92 INST. #92-1701972 O.R.	TO REMAIN
116	COUNTY OF LOS ANGELES & COOK RANCH ASSOCIATES	DEVELOPMENT AGREEMENT	5/28/93 INST. #93-1023682 O.R.	TO REMAIN
123	STATE OF CALIFORNIA	SEVERED HIGHWAY ACCESS	08/21/75 INST.#2444 O.R.	TO REMAIN
126 *TT	SOUTHERN CALIFORNIA TELEPHONE COMPANY	BRUSH REMOVAL	BOOK 18631 PAGE 2, O.R. 06/03/74 INST#3880 O.R.	TO REMAIN
134	NORTHLAKE LLC, CASTAIC CLAY MANUFACTURING CO. & MIKE MALOR	PROHIBIT RESIDENTIAL CONSTRUCTION WITHIN LOT 293	6/24/03 INST. #03-1160727 O.R.	TO REMAIN

* SEE NOTES HEREON

EASEMENTS BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY REPORT ORDER NO. 996-23064296-C-TR7 DATED JUNE 07, 2023 (SAID EASEMENT AFFECTS PARCEL 54)

ITEM NO.	OWNER	PURPOSE	REFERENCE	STATUS
153	NADINE B. JOST ADELE TRUITT	INGRESS, EGRESS & INCIDENTAL	8/27/65 INST. NO. 5414 O.R.	TO REMAIN

EASEMENTS BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY REPORT ORDER NO. 996-23064296-C-TR7 DATED JUNE 07, 2023 (SAID EASEMENTS PER REPORT AFFECT PARCELS 7, 18-A, 60, 61 & 66.)

ITEM NO.	OWNER	PURPOSE	REFERENCE	STATUS
156	MILTON B. EPSTEIN LILLIAN EPSTEIN	INGRESS, EGRESS & INCIDENTAL	3/25/66 INST. NO. 2321 O.R.	TO REMAIN
158	WILLIAM P. SCHIMMEL & NANCI SCHIMMEL	INGRESS, EGRESS & INCIDENTAL	3/9/67 INST. NO. 1253 O.R.	TO REMAIN
159	PACIFIC TELEPHONE & TELEGRAPH COMPANY	PUBLIC UTILITIES & INCIDENTAL	6/26/73 INST. NO. 2736 O.R.	TO REMAIN
163	MARK C. CRAVENS	INGRESS, EGRESS & INCIDENTAL	3/27/64 INST. NO. 1898 O.R.	TO REMAIN
164	PACIFIC TELEPHONE & TELEGRAPH COMPANY	PUBLIC UTILITIES & INCIDENTAL	4/23/69 INST. NO. 2941 O.R.	TO REMAIN

THE FOLLOWING ITEM BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY REPORT ORDER NO. 996-23064296-C-TR7 DATED JUNE 07, 2023 AFFECTS PARCELS 60, 61 AND 66 (NOT PLOTTABLE)

ITEM NO.	OWNER	PURPOSE	REFERENCE	STATUS
161	PACIFIC LIGHT AND POWER	TELEPHONE LINES	9/13/34 BK. 12982 PG. 174 O.R.	TO REMAIN

EASEMENTS BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY REPORT ORDER NO. 996-23064296-C-TR7 DATED JUNE 07, 2023 (SAID EASEMENTS PER REPORT AFFECT PARCELS 16, 35, 49 AND 68.)

ITEM NO.	OWNER	PURPOSE	REFERENCE	STATUS
165	SOUTHERN CALIFORNIA EDISON	POLES, CONDUITS & INCIDENTAL	10/05/18 INST. NO. 842 O.R.	TO REMAIN
174	JOHN & TERRY SCHNEIDER	INGRESS, EGRESS & INCIDENTAL	4/11/83 INST. NO. 83-394249 O.R.	TO REMAIN

THE FOLLOWING EASEMENT ITEM BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY REPORT ORDER NO. 996-23064296-C-TR7 DATED JUNE 07, 2023 AFFECTS PARCEL 68 (NOT PLOTTABLE) (INDETERMINATE IN NATURE)

ITEM NO.	OWNER	PURPOSE	REFERENCE	STATUS
171 *OOO	PACIFIC LIGHTING SERVICE COMPANY	PIPE LINES	1/21/75 INST. NO. 2685 O.R.	TO REMAIN

* SEE NOTES HEREON

THE FOLLOWING ITEMS BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY REPORT ORDER NO. 996-23064296-C-TR7 DATED JUNE 07, 2023 AFFECTS PARCEL 68 (NOT PLOTTED)

ITEM NO.	OWNER	PURPOSE	REFERENCE	STATUS
171	PACIFIC LIGHTING SERVICE COMPANY	NO ABUTTERS RIGHTS	1/21/75 INST. NO. 2685 O.R.	TO REMAIN
172	GEORGIA GEORGE	CERTIFICATE OF COMPLIANCE	7/28/82 INST. NO. 82-757296 O.R.	TO REMAIN

EASEMENTS BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY REPORT ORDER NO. 996-23064296-C-TR7 DATED JUNE 07, 2023 (SAID EASEMENTS PER REPORT AFFECT PARCEL 69.)

ITEM NO.	OWNER	PURPOSE	REFERENCE	STATUS
182 *MMM	MIDWAY GAS COMPANY	PIPE LINE & INCIDENTAL	BK. 7444 PG. 247 Dds.	TO REMAIN
186 *UUU	INDUSTRIAL FUEL SUPPLY A. CORPORATION	PIPE LINE & INCIDENTAL	BK. 11010 PG. 138 O.R. BK. 16970 PG. 39 O.R.	TO REMAIN
187 *PPP	GENERAL PIPELINE COMPANY OF CALIFORNIA	PIPE LINE & INCIDENTAL	BK. 13454 PG. 235 O.R.	TO REMAIN
188 *QQQ	GENERAL PIPELINE COMPANY OF CALIFORNIA	PRIVATE ROAD	BK. 13492 PG. 142 O.R.	TO REMAIN
190 *RRR	GENERAL PETROLEUM CORPORATION OF CALIFORNIA	TELEPHONE, TELEGRAPH POLES & INCIDENTAL	5/08/41 BK. 18368 PG. 348 O.R.	TO REMAIN

* SEE NOTES HEREON

THE FOLLOWING ITEM BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY REPORT ORDER NO. 996-23064296-C-TR7 DATED JUNE 07, 2023 AFFECTS PARCEL 69 (NOT PLOTTABLE)

ITEM NO.	OWNER	PURPOSE	REFERENCE	STATUS
191	CARLOS MARTINEZ	DISCHARGE OF CLAIMS	6/28/43 BK. 20055 PG. 333 O.R.	TO REMAIN

THE FOLLOWING ITEM BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY ORDER NO. 996-23064296-C-TR7 DATED JUNE 07, 2023 AFFECT THE SUBJECT PROPERTY AND IS NOT PLOTTED FOR THE THE REASON LISTED BELOW THE ITEM:

ITEM 7.) RESERVATIONS, EXCEPTIONS AND PROVISIONS INCLUDING THE RIGHT OF THE UNITED STATES OF AMERICA, ITS PERMITTEE OR LICENSEE, TO ENTER UPON, OCCUPY AND USE ANY PART OR ALL THAT PORTION OF SAID LAND DESCRIBED THEREIN, LYING WITHIN A STRIP OF LAND 264 FEET IN WIDTH BEING THE TRANSMISSION LINE RIGHT OF WAY OF THE PACIFIC LIGHT AND POWER COMPANY FOR THE PURPOSES PROVIDED IN THE ACT OF JUNE 10, 1920 (41 STAT., 1063) AND SUBJECT TO THE CONDITIONS AND LIMITATIONS OF SECTION 24 OF SAID ACT, AS SET FORTH IN PATENT NO. 910117, ISSUED JUNE 26, 1923, TO FRANK POWELL, AND IN OTHER PATENTS AS DISCLOSED BY THE RECORDS OF THE BUREAU OF LAND MANAGEMENT IN SACRAMENTO, CALIFORNIA.

SAID PATENTS ALSO RECITE THE FOLLOWING:

SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY HEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.

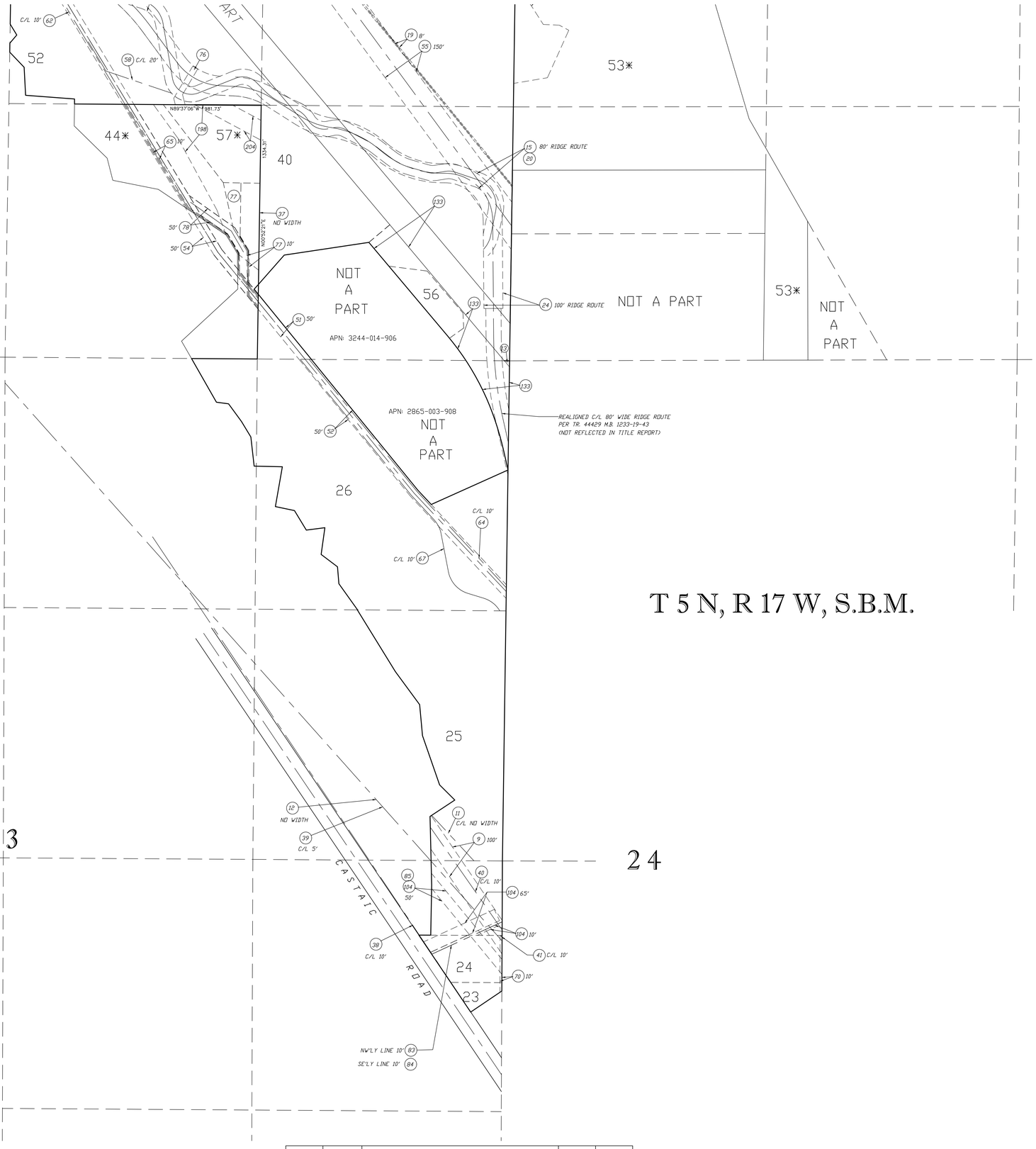
SAID LAND WAS WITHDRAWN FOR POWER SITE RESERVE NO. 489 FOR THE PURPOSES PROVIDED IN THE FEDERAL POWER ACT OF JUNE 10, 1920 (41 STAT. 1063) AS AMENDED, SUBJECT TO THE CONDITIONS AND LIMITATION OF SECTION 24, OF SAID ACT, AS AMENDED, AS DISCLOSED BY THE RECORDS OF THE BUREAU OF LAND MANAGEMENT IN SACRAMENTO, CALIFORNIA.

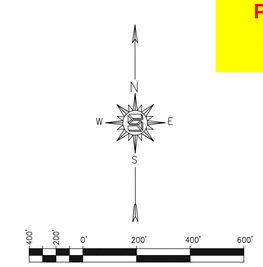
AFFECTS: PARCELS 17, 19, 20, 31, 37, 39, 40, 43 AND 56

(LOCATION OF SAID 264 FOOT WIDE STRIP IS INDETERM

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR
PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 09/23/2025

SEE SHEET 14





Scale: 1"= 200'

T 5 N, R 17 W, S.B.M.

EASEMENTS SHOWN HEREON ARE BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY TITLE REPORT ORDER NO. 996-23064296-C-TR7 DATED JUNE 07, 2023.

SEE SHEET 8 FOR EASEMENT TABLES.

NOTE: PARCELS FOLLOWED BY AN ASTERISK (46*) INDICATES SAID PARCEL IS NOT PART OF THIS SUBDIVISION BUT IS UNDER SAME OWNERSHIP.

NOTE: BOUNDARY LAYOUT BASED ON CONCEPTUAL LAND USE PLAN PROJECT WCP-01-0 DATED 01-08-2014.

PARCEL NUMBERS BASED ON FIDELITY NATIONAL TITLE COMPNAY AMENDED PRELIMINARY TITLE REPORT ORDER NO. 996-23064296-C-TR7 DATED JUNE 6,

P.T.R. PARCEL NO	A.P.N.
1*	3247-010-049 and 3247-010-050
2*	3244-003-018
3	3247-040-008 (PORTION)
4	3247-040-008 (PORTION)
5	3247-040-008 (PORTION)
6	3247-040-008 (PORTION)
7	3247-040-013 (PORTION)
8	3247-040-009 (PORTION)
9	3247-040-009 (PORTION)
10	3247-040-009 (PORTION)
11	3247-040-009 (PORTION)
12	3247-040-013 (PORTION)
13	3247-040-013 (PORTION)
14	3247-040-013 (PORTION)
15	3244-012-054 & 059
16	3244-012-057
17	3244-012-013
18	3247-041-008
19	3247-041-020
20	3247-041-021
21	3247-041-023
22	3247-041-022
23	2865-036-003
24	2865-036-002
25	2865-036-001 AND 2865-003-013
26	2865-003-035
27	3244-004-051
28	3244-004-053
29	3244-012-049
30	3244-012-048
31	3244-012-046
32	3244-012-058
33	3244-004-052
34	3244-004-024
35	3244-013-001
36	3244-012-045
37	3247-017-019
38	3244-012-050
39	3244-014-015
40	3244-014-067 & 068
41	3247-041-018
42	3247-041-015
43	3244-014-053
44*	3244-014-044
45*	3244-014-038
46*	3247-041-012
47*	3244-013-004
48*	3244-013-002
49*	3244-013-005
50*	3244-013-009
51*	3244-013-010
52	3244-014-050
53*	3244-015-018
54*	3244-014-022
55*	3244-014-021
56	3244-014-062
57*	3244-014-063
60	3247-041-007
61	3247-041-009
66	3247-041-010
68*	3244-012-056
69*	3244-014-045
70**	3244-012-904
71**	3244-004-906
72*	3244-014-902
73*	3247-017-900

*ASTERISK INDICATES PARCEL IS NOT A PART OF THIS SUBDIVISION BUT UNDER SAME OWNERSHIP OR OFFSITE IMPROVEMENT

**ASTERISK INDICATES PARCEL TO BE AQUIRED

NOTE: NORTHEASTERLY PORTION OF PARCEL 32 IS NOT A PART OF THIS SUBDIVISION BUT UNDER SAME OWNERSHIP

7	08-12-2025	UPDATED P.E. STAMP EXPIRATION DATED AND REVISED SHEET 2 COMPOSITE MAP	TH	--
6	07-11-2023	UPDATED TO REFLECT NEW TITLE REPORT AND CURRENT APN'S	TH	--
5	6-27-2017	PER SCM COMMENTS DATED 11-3-2016	YL	--
4	9-27-2016	PER SCM COMMENTS DATED 7-21-2016	YL	--
3	6-6-2016	PER SCM COMMENTS DATED 10-7-2015	YL	--
2	9-9-2015	PER SCM COMMENTS DATED 7-16-2015	YL	--
1	6-1-2015	PER SCM COMMENTS DATED 2-17-2015	YL	--
	DATE	REVISION	BY	APP

SCALE: 1"=200' | CH'D BY: | APPROVED BY: | DATE: 08/12/2025 | W.O. NO. 5090-033-35 | SHEET 13 OF 16

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER MARK R. SIKAND No. 35453 Exp. 09-30-25 CIVIL STATE OF CALIFORNIA

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

N

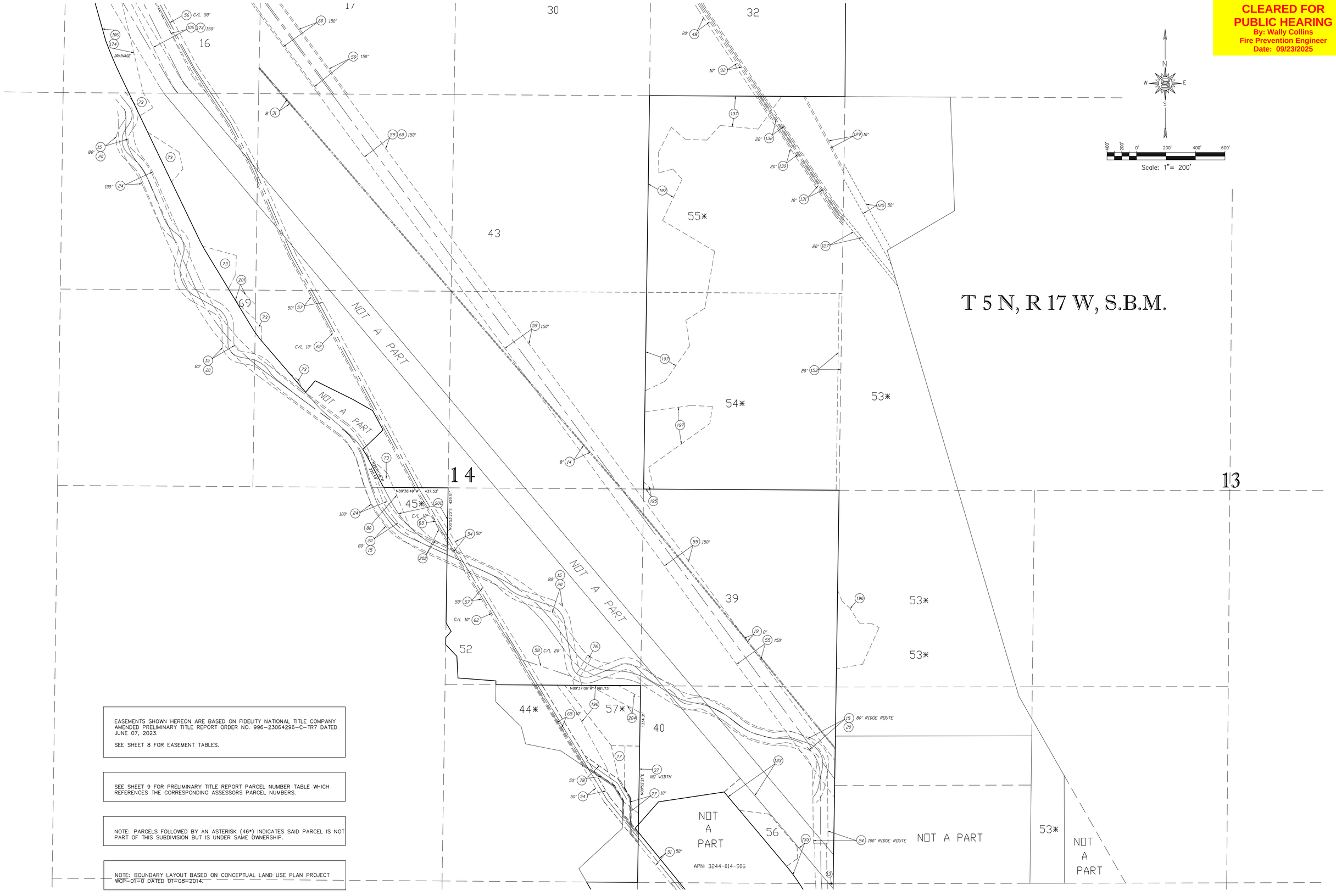
SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

EASEMENT MAP

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR
PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 09/23/2025

SEE SHEET 15



EASEMENTS SHOWN HEREON ARE BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY TITLE REPORT ORDER NO. 996-23064296-C-TR7 DATED JUNE 07, 2023.

SEE SHEET 8 FOR EASEMENT TABLES.

SEE SHEET 9 FOR PRELIMINARY TITLE REPORT PARCEL NUMBER TABLE WHICH REFERENCES THE CORRESPONDING ASSESSORS PARCEL NUMBERS.

NOTE: PARCELS FOLLOWED BY AN ASTERISK (46*) INDICATES SAID PARCEL IS NOT PART OF THIS SUBDIVISION BUT IS UNDER SAME OWNERSHIP.

NOTE: BOUNDARY LAYOUT BASED ON CONCEPTUAL LAND USE PLAN PROJECT WCP-01-0 DATED 01-08-2014.

SEE SHEET 13

EASEMENT MAP

7	08-12-2025	UPDATED P.E. STAMP EXPIRATION DATED AND REVISED SHEET 2 COMPOSITE MAP		TH	–
6	07-11-2023	UPDATED TO REFLECT NEW TITLE REPORT AND CURRENT APN'S.		TH	–
5	6-27-2017	PER SCM COMMENTS DATED 11-3-2016		YL	–
4	9-27-2016	PER SCM COMMENTS DATED 7-21-2016		YL	–
3	6-6-2016	PER SCM COMMENTS DATED 10-7-2015		YL	–
2	9-9-2015	PER SCM COMMENTS DATED 7-16-2015		YL	–
1	6-1-2015	PER SCM COMMENTS DATED 2-17-2015		YL	–
	DATE	REVISION		BY	APP
SCALE: 1"=200'	CHK'D BY:	APPROVED BY:	DATE: 08/12/2025	W.O. NO. 5090-033-35	SHEET 14 OF 16

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER
MARK R. SIKAND
No.35453
Exp. 09-30-25
CIVIL
STATE OF CALIFORNIA

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

N

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Engineering | Planning | Surveying
15230 Burbank Blvd,
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Tel: (818) 787-8550
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MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 09/23/2025

SEE SHEET 16

T 5 N, R 17 W, S.B.M.

NOT A PART

RIDGE ROUTE

Scale: 1"= 200'

EASEMENTS SHOWN HEREON ARE BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY TITLE REPORT ORDER NO. 996-23064296-C-TR7 DATED JUNE 07, 2023.

SEE SHEET 8 FOR EASEMENT TABLES.

SEE SHEET 9 FOR PRELIMINARY TITLE REPORT PARCEL NUMBER TABLE WHICH REFERENCES THE CORRESPONDING ASSESSORS PARCEL NUMBERS.

NOTE: PARCELS FOLLOWED BY AN ASTERISK (46*) INDICATES SAID PARCEL IS NOT PART OF THIS SUBDIVISION BUT IS UNDER SAME OWNERSHIP.

NOT A PART APN: 3244-012-904

SEE SHEET 14

EASEMENT MAP

7	08-12-2025	UPDATED P.E. STAMP EXPIRATION DATED AND REVISED SHEET 2 COMPOSITE MAP	TH	–
6	07-11-2023	UPDATED TO REFLECT NEW TITLE REPORT AND CURRENT APN'S	TH	–
5	6-27-2017	PER SCM COMMENTS DATED 11-3-2016	YL	–
4	9-27-2016	PER SCM COMMENTS DATED 7-21-2016	YL	–
3	6-6-2016	PER SCM COMMENTS DATED 10-7-2015	YL	–
2	9-9-2015	PER SCM COMMENTS DATED 7-16-2015	YL	–
1	6-1-2015	PER SCM COMMENTS DATED 2-17-2015	YL	–
	DATE	REVISION	BY	APP

SCALE:	CHK'D BY:	APPROVED BY:	DATE:	W.O. NO.	SHEET	OF
1"=200'			08/12/2025	5090-033-35	15	16

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER MARK R. SIKAND No.35453 Exp. 09-30-25 CIVIL STATE OF CALIFORNIA

LEGAL DESCRIPTION:
A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

SIKAND
Engineering | Planning | Surveying
15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
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MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR PUBLIC HEARING
By: Wally Collins
Fire Prevention Engineer
Date: 09/23/2025

N
W E
S

400' 200' 0' 200' 400' 600'
Scale: 1"= 200'

T 5 N, R 17 W, S.B.M.

30' 18-A, 62 (ESMT)
45 20'
89
10' 68
5 3 10 8
12 14 13 7
30' 156 163
88
4 6 11 9
68 10'
30' 62 (ESMT)
30' 62 (ESMT)
30' 158 163
158 156 20'
20' 159
62 60' (ESMT)
67 30' (ESMT)
18 61
20' 45
164 20'
164 VARIES
159 20'
60' 63 (ESMT)
30' 65 (ESMT)
66
158 20'
64 30' (ESMT)
100' 34
42 60 66
3
34
RIDGE
41
10' 82
C/L 20' 90
47 20'
90 NE'LY LINE
22
C/L 20' 112
C/L 20' 90
C/L 20' 112
C/L 20' 90
NOT A PART
APN: 3244-004-906
21
ROUTE
108
20
48 20'
97
10' 87
28
63 C/L 10'
19
20' 48
27
46*
71
199
205
20' 93
86 10'
96 20'
20' 48
199
194
98 50'
2
98 50'
350' 59 (ESMT)
33
50' 98
98 50'
98 50'
27

SEE SHEET 15

EASEMENT MAP

EASEMENTS SHOWN HEREON ARE BASED ON FIDELITY NATIONAL TITLE COMPANY AMENDED PRELIMINARY TITLE REPORT ORDER NO. 996-23064296-C-TR7 DATED JUNE 07, 2023.

SEE SHEET 8 FOR EASEMENT TABLES.

SEE SHEET 9 FOR PRELIMINARY TITLE REPORT PARCEL NUMBER TABLE WHICH REFERENCES THE CORRESPONDING ASSESSORS PARCEL NUMBERS.

NOTE: PARCELS FOLLOWED BY AN ASTERISK (46*) INDICATES SAID PARCEL IS NOT PART OF THIS SUBDIVISION BUT IS UNDER SAME OWNERSHIP.

NOTE: BOUNDARY LAYOUT BASED ON CONCEPTUAL LAND USE PLAN PROJECT WCP-01-0 DATED 01-08-2014.

7	08-12-2025	UPDATED P.E. STAMP EXPIRATION DATED AND REVISED SHEET 2 COMPOSITE MAP	TH	–
6	07-11-2023	UPDATED TO REFLECT NEW TITLE REPORT AND CURRENT APN'S	TH	–
5	6-27-2017	PER SCM COMMENTS DATED 11-3-2016	YL	–
4	9-27-2016	PER SCM COMMENTS DATED 7-21-2016	YL	–
3	6-6-2016	PER SCM COMMENTS DATED 10-7-2015	YL	–
2	9-9-2015	PER SCM COMMENTS DATED 7-16-2015	YL	–
1	6-1-2015	PER SCM COMMENTS DATED 2-17-2015	YL	–
	DATE	REVISION	BY	APP

SCALE:	CHK'D BY:	APPROVED BY:	DATE:	W.O. NO.	SHEET OF
1"=200'			08/12/2025	5090-033-35	16 16

PREPARED FOR:
NORTHLAKE ASSOCIATES, LLC
1999 AVENUE OF THE STARS, SUITE 2850
LOS ANGELES, CA 90067
ATTN: JOHN ARVIN
(310) 824-2200

REGISTERED PROFESSIONAL ENGINEER MARK R. SIKAND No.35453 Exp. 09-30-25 STATE OF CALIFORNIA

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 11, 13, 14, 23 AND 24, T5N, R17W SBM

SIKAND Engineering | Planning | Surveying
15230 Burbank Blvd,
Van Nuys, CA 91411
Tel: (818) 787-8550
Fax: (818) 901-7451
info@sikand.com

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT NO. 073336
LOCATED IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # **73336**	DRP Map Date: **08/20/2025**	SCM Date:	Report Date: **09/24/2025**
Park Planning Area # **35B**	CSD: **CASTAIC AREA CSD**		Map Type: **Tentative Map - Tract**

Total Units **2,295** = Proposed Units **2,295** + Exempt Units **0**

Park land obligation in acres or in-lieu fees:

ACRES:	**16.23**
IN-LIEU FEES:	**$4,421,514**

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 16.3 acres for public park.
Conditions of approval attached to report.

Trails:

See also attached Trail Report

Comments:

The map was approved April 2, 2019 and will continue to adhere to the attached conditions of approval

For further information or to schedule an appointment to make an in-lieu fee payment:
Please contact Loretta Quach at lquach@parks.lacounty.gov or (626) 588-5305
Department of Parks and Recreation, 1000 S. Fremont Avenue, Building A-9 West, Alhambra, California 91803.

By: Loretta Quach

Loretta Quach, Departmental Facilities Planner I

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # **73336** DRP Map Date: **08/20/2025** SCM Date: Report Date: **09/24/2025**
Park Planning Area # **35B** CSD: **CASTAIC AREA CSD** Map Type: **Tentative Map - Tract**

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

(P)eople x (0.0030) Ratio x (U)nits = (X) acres obligation
(X) acres obligation x RLV/Acre = In-Lieu Base Fee

Where P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
U = Total approved number of Dwelling Units.
X = Local park space obligation expressed in terms of acres.
RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **2,295** = Proposed Units **2,295** + Exempt Units **0**

Park Planning Area = **35B**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	**3.35**	**0.0030**	**288**	**2.89**
M.F. < 5 Units	**2.52**	**0.0030**	**803**	**6.07**
M.F. >= 5 Units	**2.01**	**0.0030**	**1,204**	**7.26**
Mobile Units	**3.22**	**0.0030**	**0**	**0.00**
Exempt Units			**0**	**0.00**
TOTAL			**2,295**	**16.23**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	16.23	$272,509	**$4,421,514**

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0	public park	16.30	100.00%	16.30
			Total Provided Acre Credit:	**16.30**

Acre Obligation	Private and Crdt.	Net Obligation	RLV / Acre	**In-Lieu Fee Due**
16.23	16.30	-0.07	$272,509	**$0**

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"
John Wicker, Director
Norma E. Garcia, Chief Deputy Director

October 19, 2017

Mr. Jodie Sackett
Senior Regional Planning Assistant
Department of Regional Planning
320 West Temple Street, Room 1346
Los Angeles, California 90012

Dear Mr. Sackett:

VESTING TENTATIVE TRACT MAP 073336 (NORTHLAKE)
PARK AND TRAIL CONDITIONS OF MAP APPROVAL
REGIONAL PLANNING MAP DATED SEPTEMBER 27, 2017
SUBDIVISION COMMITTEE MEETING ON OCTOBER 19, 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

The proposed project is a residential subdivision located within the Northlake Specific Plan area. As shown in the attached Park Obligation Report, the basic Quimby park land obligation for this proposed residential subdivision is 17.51 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 319 (16.3 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. The Subdivider is responsible for the total development costs of the public park. 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, 16.3 net-acre Public Park ("the Public Park"), shown on Lot 319 within the Vesting Tract Map No. 73336.

2. The Public Park shall contain the following improvements which are shown in the park schematic design approved on August 8, 2016: ADA compliant parking lot; restroom/office building; multi-use grass areas including two (2) softball fields with seating; one (1) full basketball court, drinking fountains; a 10-ft wide ADA compliant walking path; park benches; two (2) group picnic areas; five (5) individual picnic areas; Children's Play Areas to accommodate ages 2-5 and ages

5-11; maintenance yard; trash enclosure; landscaping, lighting, irrigation and park signage.

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, 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 November 15, 2011, 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 http://file.lacounty.gov/bos/supdocs/64684.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. Subdivider shall submit park plans and specifications to the Department for review and approval during the design development stage (100 percent), fifty percent (50 percent), seventy five percent (75 percent), ninety percent (90 percent), and one hundred percent (100 percent) 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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 has completed the trail review of Vesting Tentative Tract Map No. 073336 - Northlake. The proposed Castaic Lake Trail alignments, as shown on subject map page eleven (11) of sixteen (16) are approved.

The Department is requiring the Subdivider to dedicate twenty foot (20') wide trail easements and construct variable-width seven to ten foot (7'-10') wide multi-use (hiking, mountain biking, and equestrian) trails, to the satisfaction of the Department.

Department trail conditions of map approval, prior to final map are as follows:

1. Subdivider shall dedicate twenty foot (20') wide multi-use easements for the "Castaic Lake Trail" alignments and construct variable-width seven to ten foot (7'-10') wide natural surface trails within APN 3244-015-018 and APN 3244-014-021, as shown on subject map page eleven (11) of sixteen (16).

2. The required trail easements shall be recorded via separate instrument, prior to final map recordation. Upon request, the Department will provide a trail easement recordation template.

3. Full public access shall be provided in perpetuity for the multi-use trail.

4. Easement dedications must be outside the public road right-of-way.

5. Subdivider shall include the Department in the transmittal of the project grading plan to Regional Planning.

    a. Submit project grading plans, including trail grading information to the Department for review and approval. The trail grading information shall

conform to the County of Los Angeles Trails Manual (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 percent) and longitudinal (running) slope gradients not to exceed twelve percent (12 percent) for more than fifty feet (50').

ii. Typical trail section and details to include:
- Width and name of trail
- Longitudinal (running) gradients
- Cross slope gradients

iii. Appropriate drainage culverts, as appropriate.

6. 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. Stake the centerline of the trail and then schedule a site meeting with Department Trails Section Planner for trail alignment inspection and approval.

7. Construction of trail:

a. **Trail:** Construct the Natural Trail 1 variable-width seven to ten foot (7'-10') wide trail within the twenty foot (20') wide dedicated easement in a manner consistent with the Trails Manual. The Trails Manual is available at **http://trails.lacounty.gov**. Out-slope of trail tread at 2 percent to 4 percent with trail running grade up to 8 percent for <100' or 12 percent for <50'. Significant deviation from the design guidelines in the Trails Manual must be reviewed and approved by the Department. See Section 4: "Trail Designs Trail Classification Guidelines," for trail construction guidelines and/or contact Trails Section Planner.

8. Notify the Department within five (5) business days of trail construction completion for the "Final Trail Inspection". The Final Inspection is required to obtain Department approval and ensure the trail is in compliance with the trail construction guidelines within the Trails Manual. Any portions of the constructed trail not approved, shall be corrected and brought into compliance within thirty (30) calendar days. The Subdivider shall then contact the Department to schedule another site inspection.

9. Prior to the Department's final acceptance of the constructed, "Castaic Lake Trail" alignments, the Subdivider shall:

    a. Submit electronic copy on CD (AutoCAD) of the as-built trail grading/construction drawings to the Department Trails Planning Section.

    b. Submit a letter to the Department requesting acceptance of the dedicated constructed trail. The Department will then issue an acceptance letter only after receiving a written request for final trail approval, including a single copy of the as-built trail drawings.

    c. **Note:** The Department is responsible to install appropriate trail signage and maintain the trail tread and easement area after final trail construction and easement recordation acceptance.

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

Sincerely,

Kathline King

Kathline J. King
Chief of Planning

KK:LQ:RE:ner

Enclosures

c: Northlake Associates, LLC (J. Arvin)
Sikand Engineering (R. Gaur)
CEO Real Estate Division (R. Hernandez)
Parks and Recreation (J. Gargan, J. McCarthy, C. Lau, L. Quach, R. Ettleman)

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): Thisis 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.

COUNTY OF LOS ANGELES
Public Health

BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

AZAR KATTAN, J.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
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www.publichealth.lacounty.gov/eh/

BOARD OF SUPERVISORS

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September 29, 2025

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Jodie Sackett

FROM: Lusi Mkhitaryan, REHS, MPH
Lusi Mkhitaryan
Branch Director, Environmental Protection Branch
Department of Public Health

SUBJECT: LAND DIVISION TENTATIVE- MAP TRACT
APN-2865-003-013
PROJECT: TR73336
RPPL2023004336

Thank you for the opportunity to review the application and site plan for the subject project. The proposed project will develop the existing vacant land with a variety of residential units and related improvements such as infrastructure and parks.

☐ Public Health has no conditions to impose on this project should the advisory agency grant its approval.

☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends approval of the aforementioned project.

☐ Public Health DOES NOT recommend approval of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval.

Drinking Water Program: Potable Water

The proposed project is required to have an approved, safe and reliable potable water source, either from an approved onsite source (e.g., groundwater well) or a permitted public water system that can meet the project's water demands.

The applicant provided an updated signed Water Availability Form from Santa Clarita Valley Water Agency (SCVWA), signed and dated by Brent Payne, Principal Engineer, on September 26, 2025.

Onsite Wastewater Treatment (OWT) Program: Wastewater

The proposed project is required to have an approved, safe and reliable method of wastewater disposal, either from an approved onsite wastewater treatment system or a permitted public sewer system that can meet the project's load demands.

The applicant provided an updated "Will Serve" letter from the Los Angeles County Sanitation Districts dated September 24, 2025, stating that the previous comments on the letter dated June 05, 2023, still apply to the subject project.

Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed projects.

The applicant shall comply with the requirements outlined in Title 12, Section 12.08.390, of the Noise Control Ordinance for the County of Los Angeles. The following section contains recommendations along with excerpts of the code, presented in italics for reference. The full text of the codes is available for review at https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances.

Recommendations

1. Based on the proposed plan and findings, activities from the subject property should comply with requirements contained in Title 12, Section 12.08.390 Noise Control Ordinance for the County of Los Angeles.

2. Operational noise generated from the project shall comply with Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles.

Exterior Noise Ordinance: Exterior Noise Standards (12.08.390)

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards:

Exterior Noise Standards, dBA						
Area	**Duration**	**Std # 1**	**Std # 2**	**Std # 3**	**Std # 4**	**Std # 5**
		30min/hr L50	**15min/hr L25**	**5 min/hr L8.3**	**1 min/hr L1.7**	**At no time L0**
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial:	Anytime	70	75	80	85	90

Table 1. *Std = Standard dB that may not exceed the cumulative period*

Construction Noise Ordinance: Construction Noise Standards (12.08.440)
Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sunday or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work or public service utilities or by variance issued by the health officer is prohibited.

A. *Mobile Equipment – Maximum noise levels for nonscheduled intermittent, short-term operation (less than 10 days) of mobile equipment shall not exceed:*

	Single-family Residential	**Multi-family Residential**	**Semi residential/ Commercial**
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	75 dBA	80 dBA	85 dBA

Table 2. *Std = Standard dB that may not exceed*

B. *Stationary Equipment – Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment shall not exceed:*

	Single-family Residential	**Multi-family Residential**	**Semi residential/ Commercial**
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	60 dBA	65 dBA	70 dBA

Table 3. *Std = Standard dB that may not exceed*

For questions regarding the above comments, please contact Makkaphoeum Em at (626) 430-5201 or mem@ph.lacounty.gov.

For any additional questions regarding this report, please contact Veronica Aranda, DRP Liaison for Public Health at DPH-EHDRPLiaison@ph.lacounty.gov.

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TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
Air Quality (Section 5.1 of the Draft SEIR)					
MM 5.1-1	Prior to grading permit issuance, applicants shall develop a Construction Traffic Emission Management Plan to minimize emissions from vehicles including, but not limited to, scheduling truck deliveries to avoid peak hour traffic conditions, consolidating truck deliveries, and prohibiting truck idling in excess of 5 minutes. (SCVAP MM 3.3-1)	Prior to grading permit issuance	Applicant	County of Los Angeles Department of Regional Planning	
MM 5.1-2	Prior to grading permit issuance, applicants shall develop a Construction Dust Emission Management Plan to minimize construction-related dust and particulate emissions. The Construction Emission Management Plan shall require the use of Best Available Control Measures, as specified in Table 1 of SCAQMD's Rule 403. If potentially significant impacts are identified after the implementation of the SCAQMD recommended Best Available Control Measures, the Construction Emission Management Plan shall include the following additional elements: (SCVAP MM 3.3-2 dust measures) • Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. When wind speeds exceed 15 miles per hour the operators shall increase watering frequency. • Active sites shall be watered at least three times daily during dry weather. • Increase watering frequency during construction or use non-toxic chemical stabilizers if it would provide higher control efficiencies. • Suspend grading and excavation activities during windy periods (i.e., surface winds in excess of 25 miles per hour). • Suspend the use of all construction equipment during first-stage smog alerts. • Application of non-toxic chemical soil stabilizers or apply water to form and maintain a crust on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days). • Application of non-toxic binders to exposed areas after cut and fill operations and hydroseeded areas. • Cover or application of water or non-toxic chemical suppressants to form and maintain a crust on inactive storage piles. • Planting of vegetative ground cover in disturbed areas as soon as possible and where feasible. • Operate street sweepers that comply with SCAQMD Rules 1186 and 1186.1 on roads adjacent to the construction site so as to minimize dust emissions. Paved parking and staging areas shall be swept daily. • Reduce traffic speeds on all unpaved roads to 15 miles per hour or less. • Pave or apply gravel on roads used to access the construction sites when possible. • Designate personnel to monitor dust control measures to ensure effectiveness in minimizing fugitive dust emissions. • An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt.	Prior to grading permit issuance	Applicant and Future Developers	County of Los Angeles Department of Regional Planning; SCAQMD	
MM 5.1-3	Prior to grading permit issuance, applicants shall develop a Construction Equipment Exhaust Emission Management Plan to minimize construction-related exhaust emissions. The Construction Equipment Exhaust Emission Management Plan shall require the following elements: (SCVAP MM 3.3-2 exhaust emission measures) • Scheduling truck deliveries to avoid peak hour traffic conditions, consolidating truck deliveries, and prohibiting truck idling in excess of 5 minutes.	Prior to grading permit issuance	Applicant and Future Developers	County of Los Angeles Department of Regional Planning	

TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)

• Schedule construction activities that affect traffic flow to off-peak hours (e.g., between 10:00 AM and 3:00 PM, and between 7:00 PM and 6:00 AM provided that a noise disturbance is not generated across a residential or commercial property line).
• Use of diesel-powered construction equipment shall use ultra-low sulfur diesel fuel.
• Use electric welders to avoid emissions from gas or diesel welders when such equipment is commercially available.
• Use electricity or alternate fuels for on-site mobile equipment instead of diesel equipment when such equipment is commercially available.
• Use on-site electricity or alternative fuels rather than diesel-powered or gasoline powered generators when such equipment is commercially available.
• Maintain construction equipment by conducting regular tune-ups according to the manufacturers' recommendations.
• Minimize idling time either by shutting equipment when not in use or reducing the time of idling to 5 minutes as a maximum.
• Limit, to the extent feasible, the hours of operation of heavy duty equipment and/or the amount of equipment in use.
• Retrofit large off-road construction equipment that will be operating for significant periods. Retrofit technologies such as particulate traps, selective catalytic reduction, oxidation catalysts, air enhancement technologies, etc., shall be evaluated. These technologies will be required if they are certified by CARB and/or the US EPA, and are commercially available and can feasibly be retrofitted onto construction equipment.
• The project applicant shall require all on-site construction equipment to meet US EPA Tier 4 or higher emissions standards according to the following:
  ○ April 2010 through December 31, 2011: All off-road diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 2 off-road emissions standards. In addition, all construction equipment shall be outfitted with the BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 2 or Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
  ○ January 1, 2012 through December 31, 2014: All off-road diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 3 off-road emissions standards. In addition, all construction equipment shall be outfitted with the BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
  ○ Post-January 1, 2015: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. A copy of each unit's certified tier specification, BACT documentations, and CARB, SCAQMD, or ICAPCD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.
• The contractor shall utilize low-VOC content coatings and solvents that are consistent with applicable SCAQMD and ICAPCD rules and regulations.				

TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM

	Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
	• Consideration shall be given to use of other transportation methods to deliver materials to the construction sites (for example, trains or conveyors) if it would result in a reduction of criteria pollutant emissions.				
MM 5.1-4	The Project Applicant or Construction Manager shall ensure that, during all grading activities, construction grading shall be discontinued on days forecasted for first-stage alerts.	During all grading activities	Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.1-5	Prior to grading permit issuance, applicants shall be required to conduct an LST analysis (SCVAP MM 3.3-3).	Prior to grading permit issuance	Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.1-6	The Project Applicant or Construction Manager shall ensure that, during mass grading activities, mass grading shall not occur within 1,600 feet of the Northlake Hills Elementary School when school is in session to the maximum extent feasible.	Prior to issuance of grading permits for areas within 1,600 feet of the Northlake Hills Elementary School	Construction Contractor, Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.1-7	Prior to final building inspection, the applicant shall provide preferential parking spaces for carpools and vanpools at major commercial and office locations. The spaces shall be clearly identified on plot plans and may not be pooled in one location (SCVAP MM 3.3-6).	Prior to final building inspection	Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.1-8	New residential developments shall allow only natural gas-fired hearths and shall prohibit the installation of wood-burning hearths and wood-burning stoves (SCVAP MM 3.3-7).	Prior to issuance of each residential building permit	Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.1-9	A commuter computer program shall be developed for the NorthLake residents in an attempt to reduce commuter vehicle trips generated by the proposed projects. (1992 SP EIR MM 4.5-9).	Prior to issuance of the first residential occupancy permit	Applicant	County of Los Angeles Department of Regional Planning	
MM 5.1-10	Prior to the issuance of each non-residential building permit, the Applicant and its contractors shall provide plans and specifications to the County demonstrating that the following features have been incorporated into the building designs. Proof of compliance shall be provided to the County prior to the issuance of occupancy permits. ▪ For buildings that are greater than 100,000 square feet of building space or with more than ten tenant-occupants, changing/shower facilities shall be provided as specified in Section A5.106.4.3, Nonresidential Voluntary Measures, of the California Green Building Standards (CALGreen) Code. • Facilities shall be installed to support future electric vehicle charging at each non-residential building with 30 or more parking spaces. Installation shall be consistent with Section A5.106.5.3, Nonresidential Voluntary Measures (Tier 1), of the CALGreen Code. • The Project shall install 135 electric vehicle (EV) chargers[4] at non-residential parking spaces within the Project limits and/or the greater Castaic community.	Prior to the issuance of each non-residential building permit	Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.1-11	Prior to the issuance of each residential building permit, the Applicant and its contractors shall provide plans and specifications to the County demonstrating that the following features have been incorporated into the building designs or specifications. Proof of compliance shall be provided to the County prior to the issuance of occupancy permits ▪ Visitor parking shall include preferentially located parking spaces for alternative-fueled vehicles. • Bicycle parking shall be provided as specified in Section A4.106.9, Residential Voluntary Measures, of the CALGreen Code, or, provide required long-term and short-term bicycle parking for buildings as specified in Section 22.52.1225 of the County Zoning Ordinance, whichever is more stringent. • 100 percent of residences shall be pre-wired for an EV charging station and at least 10 percent of residences shall have an EV charging station.	Prior to the issuance of each residential building permit	Applicant and Future Developers	County of Los Angeles Department of Regional Planning	

[4] Assumed to be Level 2 chargers that can provide enough electricity to provide a 25 mile driving range per hour spent charging.

TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
MM 5.1-12	Prior to issuance of each building permit for parking structures and parking lots with 20 or more parking spaces, the Applicant and its contractors shall provide plans and specifications to the County demonstrating that the following features have been incorporated into the parking facility. Proof of compliance shall be provided to the County prior to the issuance of occupancy permits. • The parking facility shall include a minimum of five percent preferentially located parking spaces for alternative-fueled (electric, natural gas, or similar low-emitting technology) vehicles. • The parking facility shall include at least one electric vehicle charging station. Electrical lines shall be designed and sized to add additional charging stations for up to three percent of the total parking spaces when a demand is demonstrated. The design and installation shall be consistent with Section A4.106.8.2, Residential Voluntary Measures, of the CALGreen Code. • For residential parking facilities, bicycle parking shall be provided as specified in Section A4.106.9, Residential Voluntary Measures, of the CALGreen code.	Prior to issuance of each building permit for parking structures and parking lots with 20 or more parking spaces	Construction Contractor, Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.1-13	Once constructed, the Applicant shall ensure that the tenants/operators of non-residential uses include the following features and procedures. Proof of compliance shall be provided to the County within one month following the issuance of each occupancy permit. • Post signs requiring that trucks shall not be left idling for prolonged periods (i.e., in excess of 5 minutes, as required by State law). • Post both bus and Metrolink schedules in conspicuous areas. • Configure the employee work schedules around the local bus schedule and provide said schedules as evidence of compliance to Regional Planning upon request.	Within one month following the issuance of each occupancy permit	Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.1-14	Prior to the issue of occupancy permits for each industrial building, the Permit Applicant/Developer shall demonstrate that ambient air quality concentrations of criteria pollutants at sensitive receptors resulting from the proposed use(s) shall not exceed the following: • Nitrogen dioxide (NO_2) – 0.10 parts per million (ppm), 1 hour average; 0.03 ppm, annual arithmetic mean • Inhalable particulate matter (PM10) – 2.5 micrograms per cubic meter ($\mu g/m^3$), 24-hour average; 1.0 $\mu g/m^3$-annual average • Fine particulate matter (PM2.5) – 2.5 $\mu g/m^3$, 24-hour average The Permit Applicant/Developer shall also demonstrate through preparation of a subsequent health risk assessment that the incremental health risks from toxic air pollutants at sensitive receptors resulting from the proposed use(s) shall not exceed the following: • Maximum incremental cancer risk – 10 in 1 million • Cancer burden – 0.5 excess cancer cases in areas where the cancer risk exceeds 1 in 1 million • Chronic hazard index – 1.0 • Acute hazard index – 1.0	Prior to the issuance of occupancy permits for each industrial building	Applicant and Future Developers	County of Los Angeles Department of Regional Planning and Department of Public Health	
MM 5.1-15	No playgrounds, ball fields, or other facilities that encourage active recreation shall be built west of the Southern California Edison (SCE) easement.	Prior to tract map approval	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.1-16	Prior to the commencement of brush clearing, grading, or other activity that would generate fugitive dust, the Property Owner/Developer shall employ a Dust-Control Supervisor who will be on the site within 30 minutes of the start of work taking place each morning; will have the authority to expeditiously employ sufficient dust mitigation measures to ensure compliance with all South Coast Air Quality Management District (SCAQMD) Rule 403 requirements; and will have completed the SCAQMD Fugitive Dust Control Class and has been issued a valid Certificate of Completion for the class.	Prior to brush clearing activities, issuance of grading permits, or other construction activities	Construction Contractor	County of Los Angeles Department of Regional Planning	

TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
MM 5.1-17	To aid in the prevention of Valley Fever among construction crews on the Project site, the following measures shall be implemented by the Construction Contractor during all construction activities: • Hire crews from local populations where possible, since it is more likely that they have been previously exposed to the fungus and are therefore immune. • Require crews to use NIOSH-approved respiratory protection with particulate filters to restrict inhalation of particulates during Project clearing, grading, and excavation operations in accordance with California Division of Occupational Safety and Health regulations. • Where acceptable to the County of Los Angeles Fire Department, control weed growth by mowing instead of disking, thereby leaving the ground undisturbed and with a mulch covering. • During rough grading and construction, the access way into the Project site from adjoining paved roadways shall be paved or treated with environmentally safe dust-control agents.	Prior to issuance of grading permits and through duration of construction activities	Construction Contractor	County of Los Angeles Department of Regional Planning	
MM 5.1-18	Prior to sale, lease, or rental of any residential structure or portion thereof on the NorthLake Project site, the Property Owner/Developer shall provide to each prospective purchaser or tenant a notice and statement of acknowledgment that shall be executed (i.e., read and signed) by the prospective purchaser, lessee, or tenant that the property within NorthLake may present a temporary risk of exposure to Valley Fever spores during construction or other earth-moving activities. The form shall include strategies to reduce potential exposure to Valley Fever spores. The form and method of distribution of said notice and statement of acknowledgment shall be as approved by the County of Los Angeles Department of Regional Planning**.**	Prior to sale, lease, or rental of any residential structure or portion thereof on the NorthLake Project site	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.1-19	Prior to issuance of each grading and building permit, the applicant/developer shall require in contract specifications, that contractors set goals to limit unnecessary construction equipment idling to 3 minutes and include methods to encourage equipment operators to achieve the 3-minute goal.	Prior to each grading and building permit	Project Applicant and Construction Contractor	County of Los Angeles Department of Regional Planning	
MM 5.1-20	Prior to the issue of the first occupancy permit for commercial or industrial facilities, the master developer shall establish the NorthLake Community Transportation Program that would be established through the creation of Covenants, Codes and Restrictions (CC&Rs) for all commercial and industrial properties within the Specific Plan to establish and coordinate the following programs that would reduce single-vehicle commuting and the associated criteria pollutant and GHG emissions: • Ride share program – The program will establish a system for coordinating ride sharing among employees of on-site commercial and industrial businesses. The program will also work with employers to support vanpools. • Commuter bus program – The program will coordinate with Santa Clarita Valley Transit to (1) extend the existing bus routes into the NorthLake Project area and (2) determine employee demand for express commuter buses to the Project Site and establish commuter bus service in response to demand.	Prior to issuance of the first occupancy permit for commercial or industrial facilities	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
Biological Resources (Section 5.2 of the Draft EIR)					
MM 5.2-1	If special-status species may potentially be subject to direct loss through implementation of construction activities, mitigation measures proposed as part of biological site survey reports shall include a requirement for preconstruction special-status species surveys, followed by measures to ensure avoidance, relocation or safe escape of special-status species from construction activity, whichever action is the most appropriate. If special status species are found to be brooding, denning, nesting, etc. on site during the preconstruction survey, construction activity shall be halted until offspring are weaned, fledged, etc. and are able to escape the site or be safely relocated to appropriate off-site habitat areas. A qualified biologist shall be on site to conduct surveys, to perform or oversee implementation of protective measures, and to determine when construction activity may resume. **(SCVAP 2012 EIR MM 3.7-2)**	Prior to issuance of grading permits	Project Applicant, Future Developers, Construction Contractor, and Qualified Biologist	County of Los Angeles Department of Regional Planning	
MM 5.2-2	Impacts on sensitive habitats resulting from implementation of the Area Plan shall be compensated for through the acquisition of lands described in Policies CO 10.1.3, CO 10.1.11 and CO 10.1.12. Said acquisition shall prioritize habitat types that are particularly at risk in the region. At risk habitats include but are not limited to waterways, wetlands and vernal pools; alluvial scrub; native grasslands; savannas, woodlands and forests; holly-leaf cherry and Great basin sagebrush associations; and rocklands. **(SCVAP 2012 EIR MM 3.7-2)**	Prior to issuance of grading permit(s) and during construction	Project Applicant, Future Developers, and Construction Contractor	County of Los Angeles Department of Regional Planning	

TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
MM 5.2-3	Removal of riparian habitat will require coordination with the California Department of Fish and Wildlife and the U.S. Army Corps of Engineers. Mitigation for riparian habitat lost may include one or a combination of the following measures: 1) project alteration to avoid impacting the onsite riparian habitat; 2) the onsite creation of at least an equal amount of equal quality habitat; 3) enhancement of poor quality onsite habitat, usually greater than 1:1 ratio (habitat lost to habitat enhanced); and 4) creation of offsite habitat where none currently exists. Final mitigation requirements shall be determined through consultation with the appropriate agencies. **(1992 SP EIR MM 4.7-5)**	Prior to issuance of grading permit(s) and during construction	Project Applicant, Future Developers, and Construction Contractor	County of Los Angeles Department of Regional Planning and California Department of Fish and Wildlife and U.S. Army Corps of Engineers	
MM 5.2-4	Mitigation for the club-haired mariposa lily and the slender mariposa lily shall consist of transplantation of lilies to a mitigation site and establishment of a self-sustaining population as set forth in the *NorthLake Castaic, Los Angeles County, California, Special-Status Plants Impact Assessment and Habitat Mitigation and Monitoring Plan* (*Special Status Plant Impact Assessment and Habitat Mitigation and Monitoring Plan*).[5] The *Special-Status Plants Impact Assessment and Habitat Mitigation and Monitoring Plan* has been subject to review and approval by LACDRP and CDFW. A designated Project Biologist approved by the LACDRP and CDFW shall oversee its implementation. Seeds will be collected from lilies that are located within the impact boundaries and bulbs will be subsequently excavated and stored for later transplantation to the translocation site depicted on Exhibit 5 of the *Special-Status Plants Impact Assessment and Habitat Mitigation and Monitoring Plan*. The Mitigation Program in the *Special-Status Plants Impact Assessment and Habitat Mitigation and Monitoring Plan* sets forth the following activities necessary to fully mitigate the significant impacts to the club-haired mariposa lily and the slender mariposa lily: • A pre-grading survey shall be conducted for two seasons following emergence of leaves and during the peak flowering period (approximately March through June) by the Biological Monitor. The Biological Monitor shall clearly identify each lily location within the impact area with a pin flag for later collection. The pre-grading survey shall also document the approximate coverage of native and non-native plants at each lily population to be impacted. • Prior to seed collection, the existing lily locations marked during pre-construction surveys shall be monitored every two weeks by the Biological Monitor or a qualified Seed Collector to determine when the seeds are ready for collection. The Seed Collector shall collect seeds from the plants within the collection area when the seeds are ripe. The seeds shall be cleaned and stored by a qualified nursery or an institution with appropriate storage facilities. • Individual lily bulbs shall be excavated and collected following the seed collection and once the bulbs have entered their winter dormancy period (approximately September 1). The bulbs shall be stored by a qualified nursery or institution with appropriate storage facilities and all non-target bulbiferous species shall be discarded. • A portion of the collected seeds will be used to grow 500 slender/club-haired mariposa lilies for contingency purposes and stored a native plant nursery until needed as determined by the project biologist. • Receptor site or sites identified in BonTerra's *Feasibility Analysis of NorthLake Biological Mitigation Requirements* and refined by GLA (as shown on Exhibit 5 of the *Special-Status Plants Impact Assessment and Habitat Mitigation and* Monitoring *Plan*) shall be located in dedicated open space or the site will be subject to dedication with a Conservation Easement. The receptor site or sites have been shown to exhibit similar soils, associated native species, and topographical features to the impact areas. • Receptor sites on lands currently owned by NorthLake will be managed by SMMC or other approved entities. Prior to commencing the actions set forth in this plan, the applicant shall submit final agreements to CDFW and the County with the acceptable entities that will hold the Conservation Easement(s) (CE) and provide long-term management. • Funding for this measure shall be suitably established to the County's satisfaction.	Prior to vegetation clearing and/or grading activities; monitoring shall be conducted for ten years or until the mitigation site reaches its performance standards	Project Applicant, Future Developers, Construction Contractor and Qualified Biologist	County of Los Angeles Department of Regional Planning	

[5] Glenn Lukos Associates. July 2022 [Revised October and December 2022, February and April 2024]. *NorthLake Castaic, Los Angeles County, California, Special-Status Plant Impact Assessment and Habitat Mitigation and Monitoring Plan* (Appendix B-2 to the RPDSEIR).

TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
• Performance criteria have been developed in the *Special-Status Plants Impact Assessment and Habitat Mitigation and Monitoring Plan,* dated February 2023, and pre-approved by the LACDRP and CDFW. The performance criteria shall address (1) native and non-native plant coverage requirements (mitigation site conditions should be consistent with lily populations in the impact area) and (2) percentage of lilies that exhibit emergent leaves that that bloom each year as follows (because the salvaged plantings will be phased over a three-year period as described above, the monitoring period would be ten years for each phase or a minimum of 13 years beginning from the start of phase 1. As set forth in Table 3 of the of the *Special-Status Plants Impact Assessment and Habitat Mitigation and Monitoring Plan*, under the phased translocation, 40-percent of plants would be translocated in year 1, 40-percent in year 2 and 20-percent in year 3): **Year One** • Emergence of leaves of a minimum of 70-percent of the translocated bulbs • Flowering of a minimum of 50-percent of the translocated bulbs • Habitat subject to translocation must exhibit same or less cover by non-native grasses and forbs than during the initial plot identification; and • No evidence of herbivory **Year Two** • Emergence of leaves of a minimum of 60-percent of the translocated bulbs • Flowering of a minimum of 40-percent of the translocated bulbs • Habitat subject to translocation must exhibit same or less cover by non-native grasses and forbs than during the initial plot identification; and • No evidence of herbivory **Year Three** • Emergence of leaves of a minimum of 50-percent of the translocated bulbs • Flowering of a minimum of 30-percent of the translocated bulbs • Habitat subject to translocation must exhibit same or less cover by non-native grasses and forbs than during the initial plot identification; and • No evidence of herbivory **Year Four** • Emergence of leaves of a minimum of 50-percent of the translocated bulbs • Flowering of a minimum of 30-percent of the translocated bulbs • Habitat subject to translocation must exhibit same or less cover by non-native grasses and forbs than during the initial plot identification; and • No evidence of herbivory **Year Five** • Emergence of leaves of a minimum of 60-percent of the translocated bulbs • Flowering of a minimum of 40-percent of the translocated bulbs • Habitat subject to translocation must exhibit same or less cover by non-native grasses and forbs than during the initial plot identification; and				

TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
• No evidence of herbivory **Year Six** • Emergence of leaves of a minimum of 70-percent of the translocated bulbs • Flowering of a minimum of 50-percent of the translocated bulbs • Habitat subject to translocation must exhibit same or less cover by non-native grasses and forbs than during the initial plot identification; and • No evidence of herbivory **Year Seven** • Emergence of leaves of a minimum of 70-percent of the translocated bulbs • Flowering of a minimum of 50-percent of the translocated bulbs • Habitat subject to translocation must exhibit same or less cover by non-native grasses and forbs than during the initial plot identification; and • No evidence of herbivory • Habitat subject to translocation must exhibit same or less cover by non-native grasses and forbs than during the initial plot identification; and • No evidence of herbivory **Year Eight** • Emergence of leaves of a minimum of 80-percent of the translocated bulbs • Flowering of a minimum of 60-percent of the translocated bulbs **Year Nine** • Emergence of leaves of a minimum of 90-percent of the translocated bulbs • Flowering of a minimum of 70-percent of the translocated bulbs • Habitat subject to translocation must exhibit same or less cover by non-native grasses and forbs than during the initial plot identification; and • No evidence of herbivory **Year Ten** • Emergence of leaves of a minimum of 100-percent of the translocated bulbs • Flowering of a minimum of 70-percent of the translocated bulbs • Habitat subject to translocation must exhibit same or less cover by non-native grasses and forbs than during the initial plot identification; and • No evidence of herbivory • Potential seed sources from additional donor sites shall also be identified in case it becomes necessary to collect additional seed for use on the site following performance of remedial measures. The monitoring shall be conducted for ten years (for each phase) from installation of the translocated bulbs or from installation of container plants. As noted, this could result in two separate and unrelated ten-year monitoring efforts, including one that originates with bulb installation and a subsequent effort that begins with container stock installation. If the performance standards are not being met during the first year, additional measures may be suggested as determined appropriate by the Project Biologist as set forth in the Contingency				

TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
Plan set forth in the Special-Status Plants Impact Assessment and Habitat Mitigation and Monitoring Plan as set follows: • If any of the translocation/receptor sites are observed to be failing significantly to achieve the performance standard during the ten-year monitoring period, the Biological Monitor will identify an alternate site(s) in which to install the contingency plant materials that will be stored at a nursery for the first year of the program. • If the receptor sites appear on track to meet the performance standards no sooner than year seven of the monitoring and maintenance period, the remaining plant material may be planted at the receptor sites (if space allows) or additional acceptable receptor sites will be identified. • Seeds and/or bulbs will continue to be harvested from lilies maintained in the nursery and installed in the receptor sites on an as-needed basis to ensure receptor sites are progressing toward final performance. • If the receptor sites fail to achieve the performance standards by the tenth year of the program, the monitoring period may be extended if the Project Biologist in consultation with LACDRP and CDFW, determines that the site is continuing to progress and can ultimately achieve the performance standards. Alternatively, if it is determined that a particular receptor site is not able to meet performance standards, then additional receptor sites will be identified to make up the difference. Thus, for example, if a receptor site received 500 bulbs, at the 80-percent success criteria it must have 400 emergent plants or 300 flowering plants to be successful. If the site only exhibits 40-percent emergent plants and 30-percent of flowering Mariposa lilies, then the site would be credited with the partial success achieved and an additional site where the shortfall could be made up would be identified. • Potential seed sources from additional donor sites shall also be identified in case it becomes necessary to collect additional seed for use on the site following performance of remedial measures.				
MM 5.2-5a Mitigation for the round-leaved filaree shall consist of transplantation of round-leaved filaree to a mitigation site and establishment of a self-sustaining population as set forth in the *NorthLake Castaic, Los Angeles County, California, Special Status Plant Impact Assessment and Habitat Mitigation and Monitoring Plan* (*Special Status Plant Impact Assessment and Habitat Mitigation and Monitoring Plan*).[6] The *Special Status Plant Impact Assessment and Habitat Mitigation and Monitoring Plan* has been subject to review and approval by LACDRP and CDFW. A designated Project Biologist approved by the LACDRP and CDFW shall oversee its implementation. Seeds will be collected from round-leaved filaree that are located within the impact boundaries and stored for propagation of container plants to provide for introduction of propagated plants to the translocation site depicted on Exhibit 4A of the *Special Status Plant Impact Assessment and Habitat Mitigation and Monitoring Plan*. The Mitigation Program in the *Special Status Plant Impact Assessment and Habitat Mitigation and Monitoring Plan* sets forth the following activities necessary to fully mitigate the significant impacts to the round-leaved filaree: • A pre-grading survey shall be conducted for two seasons, prior to grading of the occupied area, during the peak flowering period (approximately March through May) by the Biological Monitor. The Biological Monitor shall clearly identify the extent of the round-leaved filaree location within the impact area with pin flags and record the extent of the population using sub-meter GPS for later collection. The pre-grading surveys shall also document the approximate coverage of native and non-native plants at the location of the population to be impacted. • Prior to seed collection, the existing round-leaved filaree locations marked during pre-construction surveys shall be monitored every two weeks by the Biological Monitor or a qualified Seed Collector to determine when the seeds are ready for collection. The Seed Collector shall collect seeds from the plants within the collection area when the seeds are ripe. The seeds shall be cleaned and stored by a qualified nursery or an institution with appropriate storage facilities.	Prior to vegetation clearing and/or grading activities; monitoring shall be conducted for ten years or until the mitigation site reaches its performance standards	Project Applicant, Future Developers, Construction Contractor and Qualified Biologist	County of Los Angeles Department of Regional Planning	

[6] Glenn Lukos Associates. July 2022 [Revised October and December 2022, February and April 2024]. *NorthLake Castaic, Los Angeles County, California, Special-Status Plant Impact Assessment and Habitat Mitigation and Monitoring Plan* (Appendix B-2 to the RPDSEIR).

TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
• Collected seeds, up to one half, will be used to grow a minimum of 300 plants and the remaining half will be stored to allow for contingency purposes all of which would be planted at the receptor site once performance standards are achieved. • Receptor site or sites identified by GLA during site assessments in 2021 (see Exhibit 4A in *Special Status Plant Impact Assessment and Habitat Mitigation and Monitoring Plan*[7]) shall be located in dedicated open space or the site will be subject to dedication with a Conservation Easement. The receptor site or sites have been shown to exhibit similar soils, associated native species, and topographical features to the impact areas. Performance criteria have been developed in the *Special Status Plant Impact Assessment and Habitat Mitigation and Monitoring Plan* and pre-approved by the LACDRP and CDFW. In developing the performance standards for the round-leaved filaree, it is important to consider the primary goal of the plan referenced above, which is to establish a self-sustaining population of this plant consisting of the number of individuals/population size determined during pre-construction surveys. With replacement of the existing population, the impacts would be fully mitigated. This requires consideration of the following factors: • The number of flowering individuals in any given year can vary substantially, based on environmental conditions, such that it is necessary to observe the translocated populations over a period of years to accurately determine survival and overall stability of the population. To this end, this plan proposes a ten-year monitoring term to track emergent plants along with flowering individuals which in combination provides the best and easiest indicators to track that the translocation is succeeding. • Various threats to the plants must be minimized during the ten-year monitoring and maintenance period to ensure survival, germination, and ultimate flowering of recruited individuals, with seed set, leading to future germination/successful reproduction. • Habitat characteristics, including non-native grasses and herbaceous weeds, are important and require monitoring to determine that specific translocation/receptor sites are exhibiting a positive trajectory. Given these considerations, the performance standards set forth below are to be achieved for the program to be considered successful. Because of the variability in the number of flowering individuals from year-to-year, the performance standards will have been achieved during at least three years of the ten-year monitoring program. Thus, the standards provide specific criteria showing that the program is on a positive trajectory. Should the performance standards be achieved early in the program, monitoring will continue for the full ten years to ensure that there is no degradation of the habitat values during the ten-year period. Thus, if the following standards are met in at least three years of the ten-year monitoring period then the program is considered successful. Program funding shall be suitably established to the County's satisfaction. **Year One Through Year Ten** • Flowering of a minimum of 100-percent of the total number of flowering plants counted during pre-construction surveys originating from container stock or seed bank. As noted, the number of container stock individuals planted or plants originating from seed following the initial establishment will equal or exceed the number impacted as determined during pre-construction surveys during at least three years of the ten-year monitoring period; and • Habitat subject to translocation must exhibit same or less cover by non-native grasses and forbs than during the initial planting (30-percent).				

[7] Glenn Lukos Associates. July 2022 [Revised October and December 2022, February and April 2024]. *NorthLake Castaic, Los Angeles County, California, Special-Status Plant Impact Assessment and Habitat Mitigation and Monitoring Plan* (Appendix B-2 to the RPDSEIR).

TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
Contingency Plan In the event the mitigation program fails to achieve the performance standards discussed above during the ten-year monitoring period, the Project Applicant will implement the following remedial measures to attempt to achieve the performance standards: • If the receptor site is observed to be failing significantly to achieve the performance standards during the ten-year monitoring period (e.g., flowering of 100-percent is not achieved after three years with normal or above-normal rainfall), the Biological Monitor will identify an alternate site(s) in which to install the contingency plant materials that will be propagated from the contingency seed supply held at the nursery for contingency purposes (and maintained for at least ten years). Should the performance standards be achieved, contingency plant materials will be broadcast or installed in the translocation sites, with no additional performance standards for the contingency materials. The alternate site(s) will be prepared as outlined for the initial site and modifications incorporated as determined by the Project Biologist in coordination with LACDRP and CDFW. Once an approach has been determined in coordination with LACDRP and CDFW, the container stock would be propagated from the contingency seed and the plants would be installed at the alternate site(s) and a ten-year program, that included monitoring and maintenance, would be initiated as set forth above.				
MM 5.2-5b Mitigation for the paniculate tarplant shall consist of transplantation of paniculate tarplant by means of seed broadcasting to a mitigation site with establishment of a self-sustaining population as set forth in the *NorthLake Castaic, Los Angeles County, California, Special Status Plant Impact Assessment and Habitat Mitigation and Monitoring Plan* (*Special Status Plant Impact Assessment and Habitat Mitigation and Monitoring Plan*). [8] The *Special Status Plant Impact Assessment and Habitat Mitigation and Monitoring Plan* has been subject to review and approval by LACDRP and CDFW. A designated Project Biologist approved by the LACDRP and CDFW shall oversee its implementation. Seeds will be collected from paniculate tarplant that are located within the impact boundaries and stored for introduction to the receptor site depicted on Exhibit 4A of the *Special Status Plant Impact Assessment and Habitat Mitigation and Monitoring Plan*. The Mitigation Program in the *Special Status Plant Impact Assessment and Habitat Mitigation and Monitoring Plan* sets forth the following activities necessary to fully mitigate the significant impacts to the paniculate tarplant: • A pre-grading survey shall be conducted for two seasons during the peak flowering period (approximately June through August) by the Project Biologist. The Project Biologist shall clearly identify the extent of the paniculate tarplant location within the impact area with perimeter pin flags and sub-meter GPS for later use during seed collection. The pre-grading survey shall also document the approximate coverage of native and non-native plants at the location of the population to be impacted. • Prior to seed collection, the existing paniculate tarplant locations marked during pre-construction surveys shall be monitored every two weeks by the Project Biologist or a qualified Seed Collector under the direction of the Project Biologist to determine when the seeds are ready for collection. The Seed Collector shall collect seeds from the plants within the collection area when the seeds are ripe. The seeds shall be cleaned and stored by a qualified nursery or an institution with appropriate storage facilities. • One third of the collected seeds will be used to broadcast on the receptor site during an initial year and one third would be retained for the second year at the receptor site. The remaining one-third of the seed would be held for contingency purposes until performance standards are achieved. Once they are achieved, the contingency seed would be distributed into the mitigation site. • The receptor site identified by GLA during 2021 (see Exhibit 4A in *Special Status Plant Impact Assessment and Habitat Mitigation and Monitoring Plan*[9]) shall be located in dedicated open space or the site will be subject to dedication with a Conservation Easement. The receptor site or sites have	Prior to vegetation clearing and/or grading activities; monitoring shall be conducted for ten years or until the mitigation site reaches its performance standards	Project Applicant, Future Developers, Construction Contractor and Qualified Biologist	County of Los Angeles Department of Regional Planning	

[8] Glenn Lukos Associates. July 2022 [Revised October and December 2022, February and April 2024]. *NorthLake Castaic, Los Angeles County, California, Special-Status Plant Impact Assessment and Habitat Mitigation and Monitoring Plan* (Appendix B-2 to the RPDSEIR).

[9] Glenn Lukos Associates. July 2022 [Revised October and December 2022, February and April 2024]. *NorthLake Castaic, Los Angeles County, California, Special-Status Plant Impact Assessment and Habitat Mitigation and Monitoring Plan* (Appendix B-2 to the RPDSEIR).

TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
been shown to exhibit similar soils, associated native species, and topographical features to the impact areas. Performance criteria have been developed in the *Special Status Plant Impact Assessment and Habitat Mitigation and Monitoring Plan* and pre-approved by the LACDRP (and CDFW). In developing the performance standards for the paniculate tarplant, it is important to consider the primary goal of the plan as set forth above, which is to establish a self-sustaining population of this plant consisting of the number of individuals/population size determined during the largest population number of the two years of pre-construction surveys. With replacement of the existing population, the impacts would be fully mitigated. This requires consideration of the following factors: • The number of flowering individuals in any given year can vary substantially, based on environmental conditions, such that it is necessary to observe the translocated populations over a period of years to accurately determine survival and overall stability of the population. To this end, this plan proposes a ten-year monitoring term to track flowering individuals to confirm that the translocation is succeeding. • Various threats to the plants must be minimized during the ten-year monitoring and maintenance period to ensure survival, germination, and ultimate flowering of recruited individuals, with seed set, leading to future germination/successful reproduction. • Habitat characteristics including non-native grasses and herbaceous weeds are important and require monitoring to determine that specific translocation/receptor sites are exhibiting a positive trajectory. Given these considerations, the performance standards set forth below are to be achieved for the program to be considered successful. Because of the variability in the number of flowering individuals from year-to-year, the performance standards will have been achieved during at least three years during the ten-year monitoring program. Thus, the annual standards provide specific criteria showing that the program is on a positive trajectory. Should the performance standards be achieved early in the program, monitoring will continue for the full ten years to ensure that there is no degradation of the habitat values during the ten-year period. Thus, if the following standards are met in at least three years of the ten-year monitoring period then the program is considered successful. Program funding shall be suitably established to the County's satisfaction. **Year One Through Year Ten** • Flowering of a minimum of 100-percent of the total number of flowering plants counted during the larger of the two years during which pre-construction monitoring was conducted. This would be achieved during at least three years of the ten-year monitoring period); and • Habitat subject to translocation must exhibit same or less cover by non-native grasses; and forbs than during the initial planting (30-percent). **Contingency Plan** In the event the mitigation program fails to achieve the performance standards discussed above during the ten-year monitoring period, the Project Applicant will implement the following remedial measures to attempt to achieve the performance standards: • If the receptor site is observed to be failing significantly to achieve the performance standards during the ten-year monitoring period (e.g., flowering of 100-percent is not achieved after three years with normal or above-normal rainfall), the Biological Monitor will identify an alternate site(s) in which to install the contingency seed held at the nursery for contingencies purposes (and maintained for at least ten years). Should the performance standards be achieved, contingency plant materials will be broadcast or installed in the translocation sites, with no additional performance standards for the contingency materials. • The alternate site(s) will be prepared as outlined for the initial site and modifications incorporated as determined by the Project Biologist in coordination with LACDRP and CDFW. Once an approach has been determined in coordination with LACDRP and CDFW, contingency seed would be installed at the alternate site(s) and a ten-year program, that included monitoring and maintenance would be initiated as set forth above.				

TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
MM 5.2-5c	Mitigation for the southwestern spiny rush includes two components to ensure long-term persistence of southwestern spiny rush in northern Los Angeles County. Mitigation includes 1) preservation of streambed habitat within Marple Canyon that contains 523 individuals of the spiny rush, and 2) planting of southwestern spiny rush at a mitigation site with establishment of a self-sustaining population as set forth in the *NorthLake Castaic, Los Angeles County, California, Special Status Plant Impact Assessment and Habitat Mitigation and Monitoring Plan* (*Special Status Plant Impact Assessment and Habitat Mitigation and Monitoring Plan)*.[10] The *Special Status Plant Impact Assessment and Habitat Mitigation and Monitoring Plan* has been subject to review and approval by LACDRP and CDFW. A designated Project Biologist approved by the LACDRP and CDFW shall oversee its implementation. Seed will be collected from southwestern spiny rush plants located within the impact boundaries. The collected seed will be stored for propagation of container plants. Once propagated, the container plants would be introduced to the translocation site depicted on Exhibit 4B of the *Special Status Plant Impact Assessment and Habitat Mitigation and Monitoring Plan.* The Mitigation Program in the *Special Status Plant Impact Assessment and Habitat Mitigation and Monitoring Plan* sets forth the following activities necessary to fully mitigate the significant impacts to the southwestern spiny rush: • A pre-grading survey shall be conducted during a single season during the peak flowering period (approximately March through May) by the Biological Monitor. The Biological Monitor shall identify the extent of the southwestern spiny rush location within the impact area using sub-meter GPS for later seed collection. • Prior to seed collection, the existing southwestern spiny rush locations marked during pre-construction surveys shall be monitored every two weeks by the Biological Monitor or a qualified Seed Collector to determine when the seeds are ready for collection. The Seed Collector shall collect seeds from the plants within the collection area when the seeds are ripe. The seeds shall be cleaned and stored by a qualified nursery or an institution with appropriate storage facilities. • Collected seeds will be used to grow a minimum of 600 plants to allow for contingency purposes all of which would be planted at the receptor site. Half of the seed collected will be retained by the nursery for additional propagation as a contingency measure. • Receptor site or sites identified by GLA during site assessments in 2021 (see Exhibit 4B in *Special Status Plant Impact Assessment and Habitat Mitigation and Monitoring Plan*[11]) shall be located in dedicated open space or the site will be subject to dedication with a Conservation Easement. The receptor site or sites have been shown to exhibit similar soils, associated native species, and topographical features to the impact areas. Performance criteria have been developed in the *Special Status Plant Impact Assessment and Habitat Mitigation and Monitoring Plan* and pre-approved by the LACDRP and CDFW. In developing the performance standards for the southwestern spiny rush, it is important to consider the primary goal of the plan as set forth above, which is to provide for a combination of preservation and establishment of a self-sustaining population of this plant consisting of the 300 individuals, which in combination of the preservation in Marple Canyon would mitigate impacts to this species. In order to achieve survival of 200 plants within Grasshopper Creek, 300 individuals will be planted initially to allow for natural attrition. With the combined preservation and replacement of the existing population, the impacts would be fully mitigated. This requires consideration of the following factors: • Southwestern spiny rush is a perennial plant and the number of flowering individuals in any given year does not vary substantially. However, based on environmental conditions, it is not expected that populations change significantly over the period of years needed to accurately determine survival and overall stability of the population. To this end, this plan proposes a ten-year monitoring term to track the existing population within Marple Canyon along with established individuals in Grasshopper Creek to determine progress.	Prior to vegetation clearing and/or grading activities; monitoring shall be conducted for ten years or until the mitigation site reaches its performance standards	Project Applicant, Future Developers, Construction Contractor and Qualified Biologist	County of Los Angeles Department of Regional Planning	

[10] Glenn Lukos Associates. July 2022 [Revised October and December 2022, February and April 2024]. *NorthLake Castaic, Los Angeles County, California, Special-Status Plant Impact Assessment and Habitat Mitigation and Monitoring Plan* (Appendix B-2 to the RPDSEIR).

[11] Glenn Lukos Associates. July 2022 [Revised October and December 2022, February and April 2024]. *NorthLake Castaic, Los Angeles County, California, Special-Status Plant Impact Assessment and Habitat Mitigation and Monitoring Plan* (Appendix B-2 to the RPDSEIR).

TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
• Various threats to the plants established within Grasshopper Creek must be minimized during the ten-year monitoring and maintenance period to ensure survival, germination, and ultimate flowering of planted and recruited individuals, with seed set, leading to future germination/successful reproduction. • Habitat characteristics including non-native grasses and herbaceous weeds are important and require monitoring to determine that specific translocation/receptor sites are exhibiting a positive trajectory. Given these considerations, the performance standards set forth below are to be achieved for the program to be considered successful. Because of the expected stability in the number of flowering individuals from year-to-year, the performance standards will have been achieved at the end of the ten-year monitoring program. Thus, the annual standards provide a guide showing that the program is on a positive trajectory. Should the performance standards be achieved early in the program, monitoring will continue for the full ten years to ensure that there is no degradation of the habitat values during the ten-year period. Thus, if the following standards are met in at least three years of the ten-year monitoring period then the program is considered successful. Program funding shall be suitably established to the County's satisfaction. **Marple Canyon Year One Through Year Ten** • Persistence of Marple Canyon population totaling 523 individuals with no more than ten-percent reduction due to such factors such as drought. Thus, there would be a minimum of 471 individuals at the end of the ten-year monitoring period. **Grasshopper Creek Year One** • Survival of 80-percent of the 200 established individuals. • Following quantitative monitoring that will occur between March and June, the number of additional container stock needed to provide for establishment of 200 plants will be determined with planting to following during fall of the same year. **Grasshopper Creek Year Two** • Survival of 90-percent of the 200 established individuals. • Following quantitative monitoring that will occur between March and June, the number of additional container stock needed to provide for establishment of 200 plants will be determined with planting to following during fall of the same year. **Grasshopper Creek Year Three through Ten** • Survival of 100-percent of the 200 established individuals. • Following quantitative monitoring that will occur between March and June, the number of additional container stock needed to provide for establishment of 200 plants will be determined with planting to following during fall of the same year. **Contingency Plan** In the event the mitigation program fails to achieve the performance standards discussed above during the ten-year monitoring period, the Project Applicant will implement the following remedial measures to attempt to achieve the performance standards: • If the Grasshopper Creek receptor site is observed to be failing significantly to achieve the performance standard during the ten-year monitoring period (e.g., survival of 100-percent of 200 established individuals is not achieved by the end of ten years), the Biological Monitor will identify an alternate site(s) in which to install the contingency plant materials that will be propagated from the contingency seed supply held at the nursery for the (and maintained for at least ten years). Should the performance standards be achieved, contingency plant materials will be broadcast or installed in the translocation sites, with no additional performance standards for the contingency materials. The alternate site(s) will be prepared as outlined for the initial site and modifications incorporated as determined by the Project Biologist in coordination with LACDRP and CDFW. Once an approach has been determined in coordination with LACDRP and CDFW, the container stock would be propagated from the				

TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
	contingency seed and the plants would be installed at the alternate site(s) and a ten-year program, that included monitoring and maintenance, would be initiated as set forth above.				
MM 5.2-6	The loss of sage scrub habitat within the impact area is considered a significant impact. Sage scrub habitat shall be preserved, restored, or enhanced on site and/or off site at a ratio to be determined by the County of Los Angeles Department of Regional Planning (LACDRP), but shall be no less than 2:1 for habitat restoration, enhancement or preservation, or combination thereof. A total of 634.70 acres of sage scrub would be impacted by Project implementation, which includes Purple sage scrub, California sagebrush–California buckwheat scrub, Black sage scrub, California sagebrush–California buckwheat scrub/Foothill needlegrass grassland, California sagebrush–California buckwheat scrub/California annual grassland, and the burned sage scrub areas: burned Purple sage scrub, burned California sagebrush–California buckwheat scrub, burned Black sage scrub, and burned California sagebrush–California buckwheat scrub/California annual grassland. Habitat restoration is the creation of native target habitat that does not currently exist; enhancement is the improvement of existing, disturbed native habitat areas through the removal of exotic plant species, the addition of native plants and/or seeds, or other measures. Preservation is conservation of existing habitat that exhibits the functions needed to support target species such as the CBB. The mitigation ratio for habitat restoration, enhancement, and preservation shall depend on the initial quality of the habitat area to be restored, enhanced or preserved and would be determined by the Project Applicant and the LACDRP. Sage scrub habitat restoration/enhancement implementation shall begin not more than one year following project impacts to this habitat type. Where restoration or enhancement is the proposed mitigation, the Project Applicant shall develop a Habitat Mitigation and Monitoring Program (HMMP) and shall submit it to the LACDRP and the California Department of Fish and Wildlife (CDFW) for review and approval. The HMMP shall be developed by a qualified restoration ecologist, submitted for review and approval to the LACDRP prior to the issuance of grading permits, and shall be implemented by a qualified restoration ecologist and a qualified restoration contractor (as defined below). Habitat restoration/enhancement will consist of seeding and/or installing container plants of suitable sage scrub species. If it is ecologically appropriate for the selected mitigation site (e.g., soil types), Peirson's morning-glory will be incorporated into the restoration/enhancement planting and/or seeding palettes. The Project Applicant shall implement the HMMP as approved by the LACDRP and CDFW and according to its specified materials, methods, and performance criteria, which shall include the following items: **Responsibilities and Qualifications**. The responsibilities and qualifications of the Project Applicant, ecological specialists, and restoration (landscape) contracting personnel who will implement the plan shall be specified. At a minimum, the HMMP shall specify that the ecological specialists and contractors have performed successful installation and long-term monitoring and maintenance of southern California native habitat mitigation/restoration programs, implemented under LACDRP mitigation measures and/or State or federal natural resource agency permit conditions. A successful program shall be defined as one that has been signed off on by the LACDRP and/or a State or federal natural resource agency. b. **Performance Criteria**. Mitigation performance criteria to be specified in the HMMP shall include native vegetation percent coverage and diversity (minimum), non-native vegetation percent coverage (maximum), and the cessation of irrigation a minimum of two years prior to eligibility for sign-off. The HMMP shall state that the use of the mitigation site by special status wildlife species (e.g., coastal California gnatcatcher), though not a requirement for site success, would be regarded by the LACDRP as a significant factor in considering eligibility for program sign-off. c. **Site Selection.** The mitigation sites shall be determined in coordination with the Project Applicant and the LACDRP. The site(s) shall be located in dedicated open space areas (or areas available for dedication), and shall be contiguous with other natural open space areas. Mitigation sites include onsite, NorthLake-owned offsite property, and obtaining acres from a CDFW-approved mitigation bank or through purchase and long-term conservation of suitable habitat, including areas where restoration or enhancement is needed, or a combination of the two options to account for the remainder. The Project Applicant shall demonstrate acquisition of suitable lands for restoration, enhancement, or preservation prior to issuance of the Project grading permit.	Prior to issuance of grading permits, and HMMP implementation shall begin no more than one year following project impacts to this habitat type	Project Applicant, Future Developers, Construction Contractor, and Qualified Restoration Ecologist	County of Los Angeles Department of Regional Planning/California Department of Fish and Wildlife	

TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
d. **Native Plant and Seed Materials Procurement**. For restoration or enhancement, at least three years prior to mitigation implementation, the Project Applicant or its consultants/contractors shall initiate collection of the native seed materials specified in the HMMP. All seed mixes shall be of local origin: i.e., collected within 30 miles, and within the same Watershed (Santa Clara River Watershed), as the selected restoration/enhancement site(s), to ensure genetic integrity. All container plants shall be propagated from seed of local origin as defined above. No plant or seed materials of unknown or non-local geographic origin shall be used. Seed collection shall be prioritized according to habitat area, in the' following order: (a) project impact areas (highest priority); (b) other on-site habitat areas; and (c) off-site habitat areas (lowest priority), assuming availability of seed species in multiple locations. e. **Wildlife Surveys and Protection.** The HMMP shall specify any wildlife surveys (i.e., nesting bird surveys, focused/protocol surveys for special status species [e.g., coastal California gnatcatcher]) and biological monitoring that are required to avoid adverse impacts to wildlife species during the performance of mitigation site preparation, installation, or maintenance tasks. The HMMP shall also describe potential restrictions on these management tasks due to sensitive wildlife conditions on the mitigation site (e.g., suspension of these tasks during the nesting bird season, as defined in project permits). f. **Site Preparation and Plant Materials Installation.** For restoration or enhancement, mitigation site preparation shall include, as necessary (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) installation of protective fencing and/or signage (as needed); (c) initial trash and weed removal (outside the nesting bird season) and methods; (d) soil treatments, as needed (i.e., imprinting, decompacting); (e) installation of erosion-control measures (i.e., fully natural/bio-degradable [not 'photodegradable'] fiber roll); (f) application of salvaged native plant materials (i.e., duff) as available, and supervised by a biological monitor, (g) temporary irrigation installation; (h) a minimum one-year preliminary weed abatement program (prior to the installation of native plant and seed materials including specification of approved herbicides); (i) planting of container species; and (j) seed mix application. g. **Schedule.** An implementation schedule shall be developed for restoration or enhancement, that includes planting and seeding to occur in late fall and early winter (i.e., between November 1 and December 31) and the frequency of long-term maintenance and monitoring activities (including the dates of annual quantitative surveys, as described below). h. **Maintenance Program**. The Maintenance Program for restoration or enhancement shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) maintenance of protective fencing and/or signage; (c) trash and weed removal-including specification of approved herbicides; (d) maintenance of erosion-control measures; (e) inspection/repairs of irrigation components; (f) replacement of dead container plants (as needed); (g) application of remedial seed mixes (as needed); (h) herbivory control; and (i) removal of all non-vegetative materials (i.e., fencing, signage, irrigation components) upon project completion. The mitigation site shall be maintained for a period of five years to ensure the successful sage scrub habitat establishment within the restored/enhanced sites; however, the Project Applicant may request to be released from maintenance requirements by the LACDRP prior to five years if the mitigation program has achieved all performance criteria. i. **Monitoring Program**. The Monitoring Program for restoration or enhancement shall include (a) qualitative monitoring (i.e., general habitat conditions, photo-documentation from established photo stations); (b) quantitative monitoring (e.g., randomly placed point-intercept transects); (c) annual monitoring reports, which shall be submitted to the LACDRP for five years or until project completion; and (d) wildlife surveys and monitoring as described above. The annual monitoring reports shall include a detailed discussion of mitigation site performance (e.g., measured vegetation coverage and diversity) and compliance with required performance criteria, a discussion of wildlife species' use of the restored and/or enhanced habitat area(s), and a list of proposed remedial measures to address non-compliance with any performance criteria. The site shall be monitored for five years or until the Project Applicant has been released from maintenance requirements by the LACDRP. j. **Long-term preservation**. Long-term preservation of the sites shall be outlined in the HMMP to ensure that the mitigation sites are not impacted by future development. A conservation easement and a performance bond shall be secured prior to implementation of the mitigation program.				

TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
MM 5.2-7	The loss of California annual grassland/wildflower fields within the impact area is considered to be a significant impact. California annual grassland/wildflower fields shall be preserved, restored, or enhanced on site and/or off site at a ratio to be determined by the County of Los Angeles Department of Regional Planning (LACDRP), but the ratio shall be no less than 2:1 for habitat restoration, enhancement, or preservation or combination thereof. A total of 24.23 acres of Foothill needlegrass grassland and burned Foothill needle grass grassland would be impacted by Project implementation. Habitat restoration is the creation of native target habitat that does not currently exist; enhancement is the improvement of existing, disturbed native habitat areas through the removal of exotic plant species, the addition of native plants and/or seeds, or other measures. Preservation is conservation of existing habitat that exhibits the functions needed to support target species such as the CBB. The mitigation ratio for habitat restoration, enhancement, or preservation shall depend on the initial quality of the habitat area to be restored, enhanced, or preserved and would be determined by the project applicant and the LACDRP. The mitigation ratio shall also be no less than 6.5 acres of habitat preserved/restored per burrowing owl location impacted (individual or pair using the same burrows) or greater than 6.5 acres of habitat enhancement per burrowing owl location impacted, depending on the ratio applied to the enhancement site(s). California annual grassland/wildflower fields habitat restoration/enhancement implementation shall begin not more than one year following project impacts to this habitat type. The project applicant shall develop a HMMP and shall submit it to the LACDRP and the California Department of Fish and Wildlife (CDFW) for review and approval. The HMMP shall be developed by a qualified restoration ecologist submitted for review and approval to the LACDRP prior to issuance of grading permits, and shall be implemented by a qualified restoration ecologist and a qualified restoration contractor (as defined below). The HMMP shall also provide mitigation for the loss of burrowing owl habitat; therefore, mitigation site selection criteria shall include the suitability of the potential site(s) for burrowing owls. Habitat restoration/enhancement shall consist of seeding of suitable California annual grassland/wildflower fields plant species. If it is ecologically appropriate for the selected mitigation site (e.g., soil type), Peirson's morning-glory will be incorporated into the restoration/enhancement palette. The Project Applicant shall implement the HMMP as approved by the LACDRP and CDFW and according to its specified materials, methods, and performance criteria, which shall include the following items: • The responsibilities and qualifications of the project applicant, ecological specialists, and restoration (landscape) contracting personnel who will implement the plan shall be specified. At a minimum, the HMMP shall specify that the ecological specialists and contractors have performed successful installation and long-term monitoring and maintenance of southern California native habitat mitigation/restoration enhancement programs, implemented under LACDRP mitigation measures or State and/or federal natural resource agency permit conditions. A successful program shall be defined as one that has been signed off on by the LACDRP and/or a State or federal natural resource agency. • Mitigation performance criteria to be specified in the HMMP shall include native vegetation percent coverage and diversity (minimum), non-native vegetation percent coverage (maximum), and the cessation of irrigation a minimum of two years prior to eligibility for sign-off. The performance criteria shall reflect the habitat requirements for burrowing owls; i.e., grassland habitat with vegetation gaps or areas of lower vegetation coverage. The HMMP shall state that the establishment of burrowing owls, and/or special status plant species (e.g., Peirson's morning-glory), though not a requirement for site success, would be regarded by the LACDRP as a significant factor in considering eligibility for program. • The mitigation sites shall be determined in coordination with the project applicant and the LACDRP. The site(s) shall be (1) located in dedicated open space areas or areas available for dedication as open space, and shall be contiguous with other natural open space areas; (2) configured to provide maximum habitat values for burrowing owls and other wildlife species; e.g., opportunities for escape and refuge from stochastic events such as fire, flood, etc.; (3) consist of level or gently sloping terrain, soil types, and microhabitat conditions suitable for occupation by the burrowing owl as determined by a qualified Biologist; and (4) include, to the extent feasible. soil types and microhabitat conditions suitable for the special status plant species listed above. • At least two years prior to mitigation plant and seed installation associated with restoration of enhancement, the Project Applicant or its consultants/contractors shall initiate collection of the native seed materials specified in the HMMP. All seed mixes shall be of local origin; i.e., collected within 30 miles, and within the same Watershed (Santa Clara River Watershed), as the selected restoration/enhancement site(s), to ensure genetic integrity. No seed materials of unknown or non-local geographic origin shall be used. Seed collection shall be prioritized according to habitat area, in	Prior to issuance of grading permits, HMMP implementation shall begin no more than one year following project impacts to this habitat type	Project Applicant, Future Developers, Construction Contractor, and Qualified Restoration Ecologist	County of Los Angeles Department of Regional Planning/California Department of Fish and Wildlife	

TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
	the following order: (a) project impact areas (highest priority); (b) other on-site habitat areas; and (c) off-site habitat areas (lowest priority), assuming availability of seed species in multiple locations. • The HMMP shall specify any wildlife surveys (i.e., nesting bird surveys, focused/protocol surveys for special status species [e.g., burrowing owl]) and biological monitoring that are required to avoid adverse impacts to wildlife species during the performance of mitigation site preparation, installation, or maintenance tasks. Specifically, the HMMP shall specify the performance of wintering and breeding season surveys for burrowing owls, to determine the species' occupation of the mitigation site(s). The HMMP shall also describe potential restrictions on these tasks due to sensitive wildlife conditions on the mitigation site (e.g., suspension of these tasks during the nesting bird season, as defined in project permits). • For restoration or enhancement, mitigation site preparation shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) installation of protective fencing and/or signage (as needed); (c) initial trash and weed removal (outside the nesting bird season) and methods; (d) soil treatments, as needed (i.e., imprinting, de-compacting); (e) installation of erosion-control measures (i.e., fully natural/bio-degradable [not 'photo-degradable'] fiber roll); (f) temporary irrigation installation; (g) a minimum one-year preliminary weed abatement program (prior to the installation of native plant and seed materials)--including specification of approved herbicides; and (g) seed mix application. Mitigation site preparation and installation shall reflect the habitat requirements for burrowing owls; i.e., grassland habitat with vegetation gaps or areas of lower vegetation coverage. • An implementation schedule shall be developed that includes seeding to occur in late fall and early winter (i.e., between November 1 and December 31) and the frequency of long-term maintenance and monitoring activities (including the dates of annual quantitative surveys, as described below). • The Maintenance Program for restoration or enhancement shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) maintenance of protective fencing and/or signage; (c) trash and weed removal-including specification of approved herbicides; (d) maintenance of erosion control measures; (e) inspection/repairs of irrigation components; (f) application of remedial seed mixes (as needed); (g) herbivory control; and (h) removal of all non-vegetative materials (i.e., fencing, signage, irrigation components) upon project completion. Mitigation site preparation and installation shall reflect the habitat requirements for burrowing owls; i.e., grassland habitat with vegetation gaps or areas of lower vegetation coverage. The mitigation site shall be maintained for a period of five years to ensure successful foothill needlegrass grassland habitat establishment within the restored/enhanced sites; however, the Project Applicant may request to be released from maintenance requirements by the LACDRP prior to five years if the mitigation program has achieved all performance criteria for restoration or enhancement. • The Monitoring Program shall include (a) qualitative monitoring (i.e., general habitat conditions, photo documentation from established photo stations); (b) quantitative monitoring; (c) annual monitoring reports, which shall be submitted to the LACDRP for five years or until project completion; and (d) wildlife surveys and monitoring as described above. The annual monitoring reports shall include a detailed discussion of mitigation site performance (e.g., measured vegetation coverage and diversity) and compliance with required performance criteria, a discussion of wildlife species' use of the restored and/or enhanced habitat area(s), and a list of proposed remedial measures to address non-compliance with any performance criteria. The site shall be monitored for five years or until the project applicant has been released from maintenance requirements by the LACDRP. Long-term preservation of the sites shall be outlined in the HMMP to ensure that the mitigation sites are not impacted by future development. A conservation easement and a performance bond shall be secured prior to implementation of the mitigation program.				
MM 5.2-8	The loss of foothill needlegrass grassland within the impact area is considered to be a significant impact. Foothill needlegrass grassland shall be preserved, restored, or enhanced on site and/or off site at a ratio to be determined by the County of Los Angeles Department of Regional Planning (LACDRP), but the ratio shall be no less than 2:1 for habitat restoration, enhancement, or preservation or combination thereof. A total of 342.85 acres of California annual grassland/Wildflower fields would be impacted by Project implementation. Habitat restoration is the creation of native target habitat that does not currently exist; enhancement is the	Prior to issuance of grading permits, HMMP implementation shall begin no more than one year following project impacts to this habitat type	Project Applicant, Future Developers, Construction Contractor, and Qualified Restoration Ecologist	County of Los Angeles Department of Regional Planning/California Department of Fish and Wildlife	

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MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
improvement of existing, disturbed native habitat areas through the removal of exotic plant species, the addition of native plants and/or seeds, or other measures. Preservation is conservation of existing habitat that exhibits the functions needed to support target species such as the CBB. The mitigation ratio for habitat restoration, enhancement, or preservation shall depend on the initial quality of the habitat area to be restored, enhanced, or preserved and would be determined by the project applicant and the LACDRP. The mitigation ratio shall also be no less than 6.5 acres of habitat preserved/restored per burrowing owl location impacted (individual or pair using the same burrows) or greater than 6.5 acres of habitat enhancement per burrowing owl location impacted, depending on the ratio applied to the enhancement site(s). Foothill needlegrass grassland habitat restoration/enhancement implementation shall begin not more than one year following project impacts to this habitat type. The project applicant shall develop a HMMP and shall submit it to the LACDRP and the California Department of Fish and Wildlife (CDFW) for review and approval. The HMMP shall be developed by a qualified restoration ecologist, submitted for review and approval to the LACDRP prior to issuance of grading permits, and shall be implemented by a qualified restoration ecologist and a qualified restoration contractor (as defined below). The HMMP shall also provide mitigation for the loss of burrowing owl habitat; therefore, mitigation site selection criteria shall include the suitability of the potential site(s) for the burrowing owl. Habitat restoration/enhancement shall consist of seeding of suitable foothill needlegrass grassland plant species. If it is ecologically appropriate for the selected mitigation site (e.g., soil type), Peirson's morning-glory will be incorporated into the restoration/enhancement palette. The Project Applicant shall implement the HMMP as approved by the LACDRP and CDFW and according to its specified materials, methods, and performance criteria, which shall include the following items: a. **Responsibilities and Qualifications**. The responsibilities and qualifications of the project applicant, ecological specialists, and restoration (landscape) contracting personnel who will implement the plan shall be specified. At a minimum, the HMMP shall specify that the ecological specialists and contractors have performed successful installation and long-term monitoring and maintenance of southern California native habitat mitigation/restoration programs, implemented under LACDRP mitigation measures or State and/or federal natural resource agency permit conditions. A successful program shall be defined as one that has been signed off on by the LACDRP and/or a State or federal natural resource agency. b. **Performance Criteria**. Mitigation performance criteria to be specified in the HMMP shall include native vegetation percent coverage and diversity (minimum), non-native vegetation percent coverage (maximum), and the cessation of irrigation a minimum of two years prior to eligibility for sign-off. The performance criteria shall reflect the habitat requirements for the burrowing owl; i.e., grassland habitat with vegetation gaps or areas of lower vegetation coverage. The HMMP shall state that the establishment of burrowing owls, and/or special status plant species (e.g., Peirson's morning-glory), though not a requirement for site success, would be regarded by the LACDRP as a significant factor in considering eligibility for program sign-off. c. **Site Selection**. The mitigation sites shall be determined in coordination with the project applicant and the LACDRP. The site(s) shall be (1) located in dedicated open space areas or areas available for dedication, and shall be contiguous with other natural open space areas; (2) configured to provide maximum habitat values for burrowing owls and other wildlife species; e.g., opportunities for escape and refuge from stochastic events such as fire, flood, etc.; (3) consist of level or gently sloping terrain, soil types, and microhabitat conditions suitable for occupation by the burrowing owl as determined by a qualified Biologist; and (4) include, to the extent feasible, soil types and microhabitat conditions suitable for the special status plant species listed above. d. **Seed Materials Procurement.** At least two years prior to mitigation plant and seed installation, the Project Applicant or its consultants/contractors shall initiate collection of the native seed materials specified in the HMMP. All seed mixes shall be of local origin; i.e., collected within 30 miles, and within the same Watershed (Santa Clara River Watershed), as the selected restoration/enhancement site(s), to ensure genetic integrity. No seed materials of unknown or non-local geographic origin shall be used. Seed collection shall be prioritized according to habitat area. in the following order: (a) project impact areas (highest priority); (b) other on-site habitat areas; and (c) off-site habitat areas (lowest priority), assuming availability of seed species in multiple locations. e. **Wildlife Surveys and Protection**. The HMMP shall specify any wildlife surveys (i.e., nesting bird surveys, focused/protocol surveys for special status species [e.g., burrowing owl]) and biological monitoring that are required to avoid adverse impacts to wildlife species during the performance of mitigation site preparation,				

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Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
installation, or maintenance tasks. Specifically, the HMMP shall specify the performance of wintering and breeding season surveys for burrowing owls, to determine the species' occupation of the mitigation site(s). The HMMP shall also describe potential restrictions on these tasks due to sensitive wildlife conditions on the mitigation site (e.g., suspension of these tasks during the nesting bird season, as defined in project permits). f. **Site Preparation and Plant Materials Installation**. For restoration or enhancement, mitigation site preparation shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) installation of protective fencing and/or signage (as needed); (c) initial trash and weed removal (outside the nesting bird season) and methods; (d) soil treatments, as needed (i.e., imprinting, decompacting); (e) installation of erosion-control measures (i.e., fully natural/bio-degradable [not 'photodegradable'] fiber roll); (f) temporary irrigation installation; (g) a minimum one-year preliminary weed abatement program (prior to the installation of native plant and seed materials)--including specification of approved herbicides; and (h) seed mix application. Mitigation site preparation and installation shall reflect the habitat requirements for burrowing owls; i.e., grassland habitat with vegetation gaps or areas of lower vegetation coverage. g. **Schedule**. An implementation schedule shall be developed that includes seeding to occur in late fall and early winter (i.e., between November 1 and December 31) and the frequency of long-term maintenance and monitoring activities (including the dates of annual quantitative surveys, as described below). h. **Maintenance Program**. The Maintenance Program for restoration or enhancement shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) maintenance of protective fencing and/or signage; (c) trash and weed removal- including specification of approved herbicides; (d) maintenance of erosion-control measures; (e) inspection/repairs of irrigation components; (f) application of remedial seed mixes (as needed); (g) herbivory control; and (h) removal of all non-vegetative materials (i.e., fencing, signage, irrigation components) upon project completion. Mitigation site preparation and installation shalt reflect the habitat requirements for burrowing owls; i.e., grassland habitat with vegetation gaps or areas of lower vegetation coverage. The mitigation site shall be maintained for a period of five years to ensure successful foothill needlegrass grassland habitat establishment within the restored/enhanced sites; however, the Project Applicant may request to be released from maintenance requirements by the LACDRP prior to five years if the mitigation program has achieved all performance criteria. i. **Monitoring Program.** The Monitoring Program shall include (a) qualitative monitoring (i.e., general habitat conditions, photo-documentation from established photo stations); (b) quantitative monitoring; (c) annual monitoring reports, which shall be submitted to the LACDRP for five years or until project completion; and (d) wildlife surveys and monitoring as described above. The annual monitoring reports shall include a detailed discussion of mitigation site performance (e.g., measured vegetation coverage and diversity) and compliance with required performance criteria, a discussion of wildlife species' use of the restored and/or enhanced habitat area(s), and a list of proposed remedial measures to address non-compliance with any performance criteria. The site shall be monitored for five years or until the project applicant has been released from maintenance requirements by the LACDRP. j. **Long-term preservation**. Long-term preservation of the sites shall be outlined in the HMMP to ensure that the mitigation sites are not impacted by future development. A conservation easement and a performance bond shall be secured prior to implementation of the mitigation program.				
MM 5.2-9 A mitigation program for western spadefoot toad (WST) shall be implemented prior to construction, ground disturbance, or vegetation removal that would impact the WST breeding habitat, or areas within 1,000 feet of WST-occupied ponds within the Project Site. The mitigation program would include the components set forth below. A detailed methodology for this effort shall be reviewed by the CDFW and the LACDRP prior to implementation of the mitigation program. Results of the mitigation program shall be provided to the CDFW and the LACDRP. • Prior to implementing the Spadefoot Relocation Plan, two focused surveys during average or above-average rainfall years will be conducted within the prior appropriate seasons. If any additional ephemeral ponds are determined to be occupied besides those identified in recent surveys (i.e.,	Prior to construction activities in the spring during the breeding season	Project Applicant, Future Developers, Construction Contractor, and Qualified Biologist	California Department of Fish and Wildlife and County of Los Angeles Department of Regional Planning	

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Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
2015), the Spadefoot Relocation Plan will be modified to include replacement of the additional occupied pond as well as those identified in recent surveys. • Suitable sites for seasonal pond creation, within the Project open space, specifically within other NorthLake-owned properties, have been identified and 1.07 acres of seasonal pond habitat will be created. The specific location of the 1.07-acre pool complex is depicted on Exhibit 5 of the *NorthLake Castaic, Los Angeles County, California, Western Spadefoot Toad Impact Assessment and Habitat Mitigation and Monitoring Plan July 2022 (Revised March and June 2023)* (HMMP). As described in the WST Mitigation Implementation Plan, three pools would be created based on current grading plans. The combined size of the three pools (1.07 acres) exceeds the maximum combined size of potential WST habitat currently at the Project Site (0.95 acres, as shown in Table 2-4, above). The WST Mitigation Implementation Plan would address the following issues specific to the site or sites: o Soil Characteristics and whether clay liners will be necessary o Pool locations and site access routes for construction o Types of habitat potentially affected by construction and measures to restore damaged habitat subject to temporary impacts o Watershed size and characteristics o Grading plan with cross section for each pool to be created o Specifications for clay liner (if needed) including source of clay and installation methods o Upland habitat characteristics, including soil suitability for burrowing and vegetative buffer, will also be addressed in the plan • Following creation of the 1.07-acre pool complex or complexes and prior to grading of the impacted pools, each pool within each complex will be monitored during the rainy season to ensure that the created pools exhibit at least 60 days of ponding during an average or above-average rainfall year. • Following documentation of adequate ponding for each created pool during an average or above-average rainfall year, and prior to grading of the impacted pools, soil inoculum from the impacted pools will be translocated to the created pools to provide a food source for WST. • Following documentation of adequate ponding for each created pool during an average or above-average rainfall year, and prior to grading of the impacted pools, WST egg masses, larvae and metamorphs will be translocated to the created pools for at least two wet seasons where WST egg masses, larvae and metamorphs are present in the impact pools and suitable conditions to receive the WST egg masses, larvae and metamorphs are present in the created pools. In addition, data regarding successful breeding will be submitted to CDFW for concurrence that sufficient reproduction has occurred to allow impacts to the pools in the development area. • During grading of the pools to be impacted, the Project Biologist will be present to rescue any adult WST that would be relocated to the created pool complex. • Following the two seasons of translocation of WST egg masses, larvae and metamorphs, and successful breeding, the created pools will be monitored for ten years as set forth in HMMP Table 6 (Conceptual Schedule for Pond Creation Milestones) to document the progression of the WST toward the performance standards provided in the WST HMMP prepared for the project: o **Hydrological Monitoring Performance Standard.** Ponding duration of at least 60 days must be documented to occur during average or above average rainfall years prior to translocation of egg masses, larvae, metamorphs, or adults. Ponding duration of at least 60 days must also be documented during the 10-year monitoring period. At the end of the ten-year monitoring period, this performance standard will have been achieved if ponding duration equals or exceeds ponding duration of 60 days during average or above-average rainfall years. It is important to note that during below-average rainfall years, depending on the severity of drought conditions that the created ponds will not pond for sufficient duration to allow WST to reach maturity. Thus, during the ten-year monitoring period, it is to be expected that some years will not pond for 60 days. Nevertheless, the performance standard				

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Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
	for hydrology will be considered achieved as long a ponding for 60 days occurs during average rainfall years. Finally, hydrology may be augmented at the direction of the Project Biologist, especially once breeding is observed and is threatened by declining water levels in the pools due to lower-than average rainfall. In the event that the Project Biologist determines that additional water should be added to any pond occupied by egg masses or larvae, it will be necessary to ensure protection of the egg masses and larvae by discharging water to the pool(s) in a manner that does not disturb the egg masses or larvae and does not result in the erosion of soil into the pool(s). This could be accomplished through temporary placement of large gravel at the discharge site (at the edge of the pool(s)) underlain by plastic that would allow the water to enter the pool(s) slowly and with no sediment. ○ **Performance Standard Prior to Grading**. Prior to Project grading that removes the impacted doner pools, during an average or above-average rainfall year, at least two of the three created ponds within the pond complex exhibits emergence of metamorphs in each pond to ensure breeding in subsequent years. Successful breeding would be determined by the presence of egg masses that are not present due to translocation but which occur due to reproduction. Should this occur during a below-average rainfall year, the condition would be satisfied as it would show that the pools are performing as intended. In any case, data regarding successful breeding will be submitted to CDFW for concurrence that sufficient reproduction has occurred to allow impacts to the pools in the development area. ○ **Performance Standard Post-Grading**. Following Project grading that removes the impacted donor pools, during an average or above-average rainfall year, at least two of the three created ponds within the pond complex will exhibit breeding as indicated by the presence of WST egg masses, tadpoles/larvae/ or metamorphs, to confirm establishment of breeding WST for each pond complex created. Should this occur during a below-average rainfall year, the condition would be satisfied as it would show that the pools are performing as intended.				
MM 5.2-10	A Biological Monitor shall be on site during all vegetation clearing activities and thereafter on an as-needed basis. The Biological Monitor will conduct a clearance sweep prior to clearing activities to minimize potential for special status reptile mortality. If feasible, special status reptiles will be removed from the disturbance area and relocated to suitable habitat in adjacent areas.	Prior to and during all vegetation clearing activities	Project Applicant, Future Developers, Construction Contractor, and Qualified Biologist	County of Los Angeles Department of Regional Planning	
MM 5.2-11	Riparian vegetation shall be preserved, restored, or enhanced on site or off site at a ratio identified in the USACE and CDFW permits/agreements for the project. The ratio shall be no less than 2:1 for habitat restoration or preservation. Habitat enhancement is the improvement of existing, disturbed native habitat areas through the removal of exotic plant species, the addition of native plants and/or seeds, or other measures. The mitigation ratio for habitat enhancement shall depend on the initial quality of the habitat area to be enhanced, and would be determined by the Project Applicant, the USACE, the CDFW, and the LACDRP. Riparian habitat restoration/enhancement implementation shall begin not more than one year following project impacts to this habitat type. The Project Applicant shall develop a HMMP and shall submit it to the USACE, the CDFW, and the LACDRP for review and approval. The HMMP shall be developed by a qualified restoration ecologist and approved by the USACE, the CDFW, and the LACDRP prior to issuance of grading permits, and shall be implemented by a qualified restoration ecologist and a qualified restoration contractor (as defined below). Habitat restoration/enhancement will consist of seeding and/or installing container plants and cuttings of suitable riparian plant species. If it is ecologically appropriate for the selected mitigation site (e.g., soil types), spiny rush will be incorporated into the restoration/enhancement planting and/or seeding palettes. The Project Applicant shall implement the HMMP as approved by the LACDRP and according to its specified materials, methods, and performance criteria, which shall include the following items: a. **Responsibilities and Qualifications.** The responsibilities and qualifications of the Project Applicant, ecological specialists, and restoration (landscape) contracting personnel who will implement the plan shall be specified. At a minimum, the HMMP shall specify that the ecological specialists and contractors have performed successful installation and long-term monitoring and maintenance of southern California native habitat mitigation/restoration programs, implemented under USACE and CDFW permit conditions. A successful program shall be defined as one that has been signed off on by the USACE and the CDFW.	Prior to issuance of grading permits, HMMP implementation shall begin no more than one year following project impacts to this habitat type	Project Applicant, Future Developers, Construction Contractor, and Qualified Restoration Ecologist	U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and County of Los Angeles Department of Regional Planning	

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Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
b. **Performance Criteria.** Mitigation performance criteria to be specified in the HMMP shall conform to USACE and CDFW permit conditions. The HMMP shall state that the use of the mitigation site by special status wildlife species (e.g., least Bell's vireo), though not a requirement for site success, would be regarded by the USACE, the CDFW, and the LACDRP, as a significant factor in considering eligibility for program sign-off. c. **Site Selection.** The mitigation sites shall be determined in coordination with the Project Applicant, the USACE, the CDFW, and the LACDRP. The site(s) shall be located in dedicated open space areas, and shall be contiguous with other natural open space areas. d. **Seed Materials Procurement.** At least two years prior to mitigation implementation, the Project Applicant or its consultants/contractors shall initiate collection of the native seed materials specified in the HMMP. All seed mixes shall be of local origin; i.e., collected within 30 miles, and within the same Watershed (Santa Clara River Watershed), as the selected restoration/enhancement site(s), to ensure genetic integrity. No seed materials of unknown or non-local geographic origin shall be used. Seed collection shall be prioritized according to habitat area, in the following order: (a) project impact areas (highest priority); (b) other on-site habitat areas; and (c) off-site habitat areas (lowest priority), assuming availability of seed species in multiple locations. e. **Wildlife Surveys and Protection.** The HMMP shall specify any wildlife surveys (i.e., nesting bird surveys, focused/protocol surveys for special status species [e.g., least Bell's vireo]) and biological monitoring that are required to avoid adverse impacts to wildlife species during the performance of mitigation site preparation, installation, or maintenance tasks. The HMMP shall also describe potential restrictions on these tasks due to sensitive wildlife conditions on the mitigation site (e.g., suspension of these tasks during the nesting bird season, as defined in project permits). f. **Site Preparation and Plant Materials Installation.** Mitigation site preparation shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) installation of protective fencing and/or signage (as needed); (c) initial trash and weed removal (outside the nesting bird season) and methods; (d) soil treatments, as needed (i.e., imprinting, de-compacting); (e) installation of erosion-control measures (i.e., fully natural/bio-degradable [not 'photo-degradable'] fiber roll); (f) application of salvaged native plant materials (i.e., coarse woody debris), as available and supervised by a biological monitor; (g) temporary irrigation installation; (h) a minimum one-year preliminary weed abatement program (prior to the installation of native plant and seed materials)—including specification of approved herbicides; (i) planting of container plant and cutting species; and (j) seed mix application. g. **Schedule.** An implementation schedule shall be developed that includes planting and seeding to occur in late fall and early winter (i.e., between November 1 and February 15) and the frequency of long-term maintenance and monitoring activities (including the dates of annual quantitative surveys, as described below). h. **Maintenance Program.** The Maintenance Program shall include (a) protection of existing native species and habitats (including compliance with seasonal restrictions, if any); (b) maintenance of protective fencing and/or signage; (c) trash and weed removal—including specification of approved herbicides; (d) maintenance of erosion-control measures; (e) inspection/repairs of irrigation components; (f) replacement of dead container plant and cuttings (as needed); (g) application of remedial seed mixes (as needed); (h) herbivory control; and (i) removal of all non-vegetative materials (i.e., fencing, signage, irrigation components) upon project completion. The mitigation site shall be maintained for a period of five years to ensure the successful sage scrub habitat establishment within the restored/enhanced sites; however, the Project Applicant may request to be released from maintenance requirements by the USACE, the CDFW, and the LACDRP prior to five years if the mitigation program has achieved all performance criteria. i. **Monitoring Program.** The Monitoring Program shall include (a) qualitative monitoring (i.e., general habitat conditions, photo-documentation from established photo stations); (b) quantitative monitoring (in conformance with the USACE 2015 Guidelines); and (c) annual monitoring reports, which shall be submitted to the USFWS, the CDFW, and the LACDRP for five years or until project completion; and (d) wildlife surveys and monitoring as described above. The annual monitoring reports shall include a detailed discussion of mitigation site performance (e.g., measured vegetation coverage and diversity) and				

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	Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
	compliance with required performance criteria, a discussion of wildlife species' use of the restored and/or enhanced habitat area(s), and a list of proposed remedial measures to address non-compliance with any performance criteria. The site shall be monitored for five years or until the Project Applicant has been released from maintenance requirements by the USACE, the CDFW, and the LACDRP. j. **Long-term preservation.** Long-term preservation of the sites shall be outlined in the HMMP to ensure that the mitigation sites are not impacted by future development. A conservation easement and a performance bond shall be secured prior to implementation of the mitigation program.				
MM 5.2-12	Prior to the initiation of any grading and/or construction-related activity involving the disturbance and/or removal of vegetation associated with project implementation, the limits of disturbance shall be clearly defined and marked in the field using lath and flagging or orange snow fencing. The Biological Monitor shall review the limits of disturbance prior to initiation of construction activities. The Biological Monitor shall be on site during the initial vegetation clearing and thereafter on an as-needed basis to assist the Project Applicant with mitigation measure compliance and to provide guidance in avoiding and/or minimizing impacts to biological resources.	Prior to the initiation of any grading and/or construction-related activity involving the disturbance and/or removal of vegetation associated with project implementation	Project Applicant, Future Developers, Construction Contractor, and Qualified Biologist	County of Los Angeles Department of Regional Planning	
	MM 5.2-13 The Project shall be conducted in compliance with the conditions set forth in the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code with methods approved by USFWS and CDFW to protect active bird//raptor nests. The nature of the Project requires that work would be initiated during the breeding season for nesting birds (March 15-September 15) and nesting raptors (February 1-June 30). LACFCO, in consultation with a qualified biologist, may employ bird exclusionary measures (e.g., mylar flagging) prior to the start of bird breeding season to minimize opportunities for birds to nest within established boundaries of the Project. In order to avoid direct impacts on active nests, a pre-construction survey shall be conducted by a qualified Biologist for nesting birds and/or raptors within 3 days prior to clearing of any vegetation or any work near existing structures (i.e., within 50 feet for nesting birds and within 500 feet for nesting raptors). If the Biologist does not find any active nests within or immediately adjacent to the impact area, the vegetation clearing/construction work shall be allowed to proceed. Results of the surveys will be provided to the CDFW and the LACDRP. CDFW will be consulted for their determination of the need for an Incidental Take Permit, in the event that any listed or candidate species are encountered during pre-construction surveys. If the Biologist finds an active nest within or immediately adjacent to the construction area and determines that the nest may be impacted or breeding activities substantially disrupted, the Biologist shall delineate an appropriate buffer zone around the nest depending on the sensitivity of the species and the nature of the construction activity. Typical nest buffers may be approximately 200 feet for song birds and 500 feet for raptors. Any nest found during survey efforts shall be mapped on the construction plans. The active nest shall be protected until nesting activity has ended. To protect any nest site, the following restrictions to construction activities shall be required until nests are no longer active, as determined by a qualified Biologist: (1) clearing limits shall be established within a buffer around any occupied nest, unless otherwise determined by a qualified Biologist and (2) access and surveying shall be restricted within the buffer of any occupied nest, unless otherwise determined by a qualified Biologist. Encroachment into the buffer area around a known nest shall only be allowed if the Biologist determined that the proposed activity would not disturb the nest occupants. Construction can proceed when the qualified Biologist has determined that fledglings have left the nest or the nest has failed.	Within 3 days prior to vegetation clearing activities or work near existing structures	Project Applicant, Future Developers, Construction Contractor, and Qualified Biologist	California Department of Fish and Wildlife and County of Los Angeles Department of Regional Planning	
MM 5.2-14	Prior to the initiation of any grading and/or construction-related activity involving the disturbance and/or removal of potentially suitable wintering burrowing owl habitat, the area shall be assessed during the appropriate time of year (October 15 to March 31). In the event that wintering owls or burrows are detected, CDFW will be consulted. If the habitat assessment concludes that the area lacks potentially suitable burrowing owl burrows, no additional action is required. However, if potentially suitable burrows are located in the assessment area, any burrows that may be impacted by the project will be replaced with artificial burrows	Prior to grading and/or construction related activities involving the disturbance and/or removal of potentially suitable wintering burrowing owl habitat	Project Applicant, Construction Contractor, and Qualified Biologist	County of Los Angeles Department of Regional Planning	

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	within on-site or off-site (if applicable) preserved areas with potentially suitable burrowing owl habitat, following consultation with CDFW. If a wintering owl is observed during the non-nesting season, the burrow will be monitored by a qualified Biologist and, when the burrowing owl is away from the burrow, the burrow will be removed (or the burrow closed) so the burrowing owl cannot return to the burrow, following consultation with CDFW. The qualified Biologist will supervise the removal of the burrow.				
MM 5.2-15	Due to the close proximity of occupied habitat of a federally listed coastal California gnatcatcher, the Project shall not commence without consultation with the USFWS due to the potential for take per the FESA. The consultation will occur within the framework of Section 7 through the USACE regulatory permitting process. If required by the USFWS, a Biological Assessment will be provided to support the Service's Biological Opinion.	Prior to the initiation of any grading and/or construction-related activity	Project Applicant and Future Developers	U.S. Fish and Wildlife Service and County of Los Angeles Department of Regional Planning	
MM 5.2-16	To limit the amount of operational noise (i.e., from residents) to surrounding natural open space areas, a 100-foot buffer within the fuel-modification zone shall be planted along the boundary of developed land uses with plant species to be reviewed and approved by the Los Angeles County Fire Department and the LACDRP Biologist. The vegetation within the transition zone buffer will block sound waves and screen noise from the adjacent development so that the amount of indirect noise reaching the wildlife habitat would be reduced. Landscaping in areas adjacent to natural open space shall use species native to the project region that are considered fire-retardant (e.g., toyon [*Heteromeles arbutifolia*]). The Planting Plan shall be submitted to the Los Angeles County Fire Department and LACDRP Biologist for review and approval prior to issuance of a building permit.	Prior to the initiation of any grading and/or construction-related activity	Project Applicant, Future Developers, and Construction Contractor	Los Angeles County Fire Department and County of Los Angeles Department of Regional Planning	
MM 5.2-17	Prior to the issuance of building permits, a Lighting Plan for the subject tract shall be submitted to the LACDRP for review and approval to demonstrate that lighting from the proposed project shall be directed away from natural open space areas and any proposed biological resources mitigation sites. Land uses with high-intensity lighting shall be relocated within the development to areas away from natural open space.	Prior to the issuance of building permits	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.2-18	To limit the amount of human disturbance to surrounding natural open space areas, a Fencing Plan to deter project occupants from entering the natural areas shall be prepared by the project developer and implemented. The Fencing Plan shall include provisions for signs and wildlife-friendly split-rail fencing to direct residents to keep out of sensitive natural open space and revegetation and/or mitigation areas. In areas bordering natural open space and fuel-modification zones, the Landscape Plan shall reflect a transition zone designed to buffer natural habitats from developed areas and proposed fencing. This transition zone should reduce impacts associated with invasion by introduced species and should help buffer human activity adjacent to the wildlife habitat. Landscaping in areas adjacent to natural open space shall use species native to the project region (e.g., toyon) and be consistent with guidelines from the Los Angeles County Fire Department.	Prior to the initiation of any grading and/or construction-related activity and throughout Project operation	Project Applicant, Future Developers and Construction Contractor	Los Angeles County Fire Department and County of Los Angeles Department of Regional Planning	
MM 5.2-19	Landscaping designs shall be submitted to LACDRP for review and approval by a qualified Biologist. The review shall ensure that no invasive, exotic plant species are used in any proposed landscaping and that suitable substitutes are proposed. Excluded plant species shall be consistent with the California Invasive Plant Council current list at the time of installation. Only native species from the Santa Clarita Valley region shall be used in landscaping along the project boundaries adjacent to open space.	Prior to approval of landscape plans	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.2-20	Prior to the initiation of any grading and/or construction-related activity involving the disturbance and/or removal of potentially suitable bat roosting habitat, namely rocky outcrops or trees, a qualified Biologist shall conduct a pre-construction bat habitat assessment of the potential habitat marked for removal. Potential for roosting will be categorized by (1) potential for solitary roost sites and (2) potential for colonial roost sites (i.e., ten bats or more). If the potential for colonial roosting is determined, CDFW will be consulted and those rocky outcrops or trees shall not be removed during the bat maternity roost season (March 1 to July 31). Trees potentially supporting colonial roosts outside the maternity roost season and trees potentially supporting solitary roosts may be removed via a two-step removal process whereby, at the direction of the Biologist, some level of disturbance (such as trimming of lower branches of trees) is applied to the habitat on the day prior to removal to allow bats to escape during the darker hours. In the case of a tree, it shall be removed the following day (i.e., there shall be no less or more than one night between initial disturbance and the grading or tree removal). Rock outcrops potentially supporting colonial roosts outside the maternity roost season and rock	Prior to the initiation of any grading and/or construction-related activity involving the disturbance and/or removal of potentially suitable bat roosting habitat	Project Applicant, Future Developers and Qualified Biologist	California Department of Fish and Wildlife and County of Los Angeles Department of Regional Planning	

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	outcrops potentially supporting solitary roosts may be fitted with a bat exclusionary device, at the entry location, whereby bats are allowed to leave the structure but unable to return. The structure can be demolished the following day. In addition, the habitat replacement requirements of other Mitigation Measures further reduce the impact to bats through the preservation, enhancement, restoration and/or creation of impacted vegetation, which shall be generally suitable for impacted bat species. Prior to disturbance of any roosting habitat, a Bat Relocation Monitoring Plan (BRMP) shall be submitted and approved by the CDFW and the LACDRP. The BRMP shall include, at a minimum, the following items: (1) species of bats present onsite, (2) habitat uses of the site (i.e., roosting, hibernating, etc.) (3) roosting habitat replacement feature guidelines, (4) construction monitoring guidelines, (5) habitat replacement feature monitoring, and (6) reporting requirements. Reporting shall occur annually to LACDRP and CDFW. The BRMP will be submitted annually for five years.				
MM 5.2-21	Prior to the issuance of a grading permit, the project applicant will apply for coverage under the State Water Resources Control Board's General Permit for Storm Water Discharge Associated with Construction Activity (Construction Activities General NPDES Permit) and will comply with all the provisions of the permit, including the development of a Storm Water Pollution Prevention Plan, which includes provisions for the implementation of Best Management Practices and erosion control measures. Best Management Practices will include both structural and non-structural measures. The purpose of this mitigation measure is to ensure that site runoff does not adversely affect downstream biological resources including Castaic Lake, Castaic Creek, and the Santa Clara River.	Prior to the issuance of a grading permit	Project Applicant	State Water Resources Control Board	
MM 5.2-22	The project applicant shall retain a qualified biologist with the appropriate handling permits to conduct focused surveys for Crotch's bumble bee within the proposed habitat restoration/enhancement sites prior to implementation of the HMMP as set forth in MM 5.2-6 through MM 5.2-8. Focused surveys shall follow California Department of Fish and Wildlife's (CDFW) Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species (CDFW 2023). Focused surveys shall also be conducted throughout the entire proposed mitigation areas and during the appropriate flying season to ensure no missed detection of Crotch's bumble bee occurs. Survey results, including negative findings, shall be submitted to CDFW and LACDRP prior to the start of a monitoring program.	Prior to the implementation of the HMMP and during the appropriate flying season	Project Applicant	County of Los Angeles Department of Regional Planning	
Cultural Resources (Section 5.3 of the Draft SEIR)					
MM 5.3-1	If human remains are encountered during a public or private construction activity, other than at a cemetery, State Health and Safety Code 7050.5 states that no further disturbance shall occur until the Los Angeles County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The Los Angeles County Coroner must be notified within 24 hours. If the coroner determines that the burial is not historic, but prehistoric, the Native American Heritage Commission (NAHC) must be contacted to determine the most likely descendent (MLD) for this area. The MLD may become involved with the disposition of the burial following scientific analysis. (**SCVAP 2012 EIR MM 3.8.7)**	During grading and earth disturbance activities	Project Applicant and Construction Contractor	Los Angeles County Coroner and Native American Heritage Commission	
MM 5.3-2	In the unlikely event that artifacts are found during grading within the County's Planning Area or future roadway extensions, an archaeologist will be notified to stabilize, recover, and evaluate such finds. (**SCVAP 2012 EIR MM 3.8.3)**	During grading and earth disturbance activities	Project Applicant, Construction Contractor, and Qualified Archaeologist	County of Los Angeles Department of Regional Planning	
MM 5.3-3	For archeological sites accidentally discovered during future construction, there shall be an immediate evaluation of the find by a qualified archeologist. If the find is determined to be a historical or unique archeological resource, as defined under CEQA, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation shall be provided. Construction work may continue on other parts of the construction site while historical/archeological mitigation takes place, pursuant to Public Resources Code Section 21083.2(i). (**SCVAP 2012 EIR MM 3.8.5)**	During grading and earth disturbance activities	Project Applicant, Construction Contractor, and Qualified Archaeologist	County of Los Angeles Department of Regional Planning	
MM 5.3-4	During grading activities. In the unlikely event that artifacts are found during grading within the Project site, a paleontologist will be notified to stabilize, recover, and evaluate such finds. (**SCVAP 2012 EIR MM 3.8.6, modified)**	During grading and earth disturbance activities	Project Applicant, Construction Contractor, and Qualified Paleontologist	County of Los Angeles Department of Regional Planning	
MM 5.3-5	Avoidance is the preferred treatment for cultural resources. Where feasible, project plans shall be developed to allow avoidance of cultural resources. Where avoidance of construction impacts is possible, covering of the cultural resource site with a layer of chemically stable soil and avoidance planting (e.g., planting of prickly pear	During grading and earth disturbance activities	Project Applicant	County of Los Angeles Department of Regional Planning	

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	cactus) shall be employed to ensure that indirect impacts from increased public availability to the site are avoided. Where avoidance is selected, cultural resource sites shall be deeded into permanent conservation easements or dedicated open space. **(SCVAP 2012 EIR MM 3.8.1)**				
MM 5.3-6	If avoidance and/or preservation of in place cultural resources is not possible, the following mitigation measures shall be initiated for each impacted site: a. A participant-observer, as determined by the Native American Heritage Commission (NAHC), shall be used during archaeological testing or excavation in the project site. Prior to the issuance of a grading permit for the project, the project proponent shall develop a test level research design detailing how the cultural resource investigation shall be executed and providing specific research questions that shall be addressed through the excavation program. In particular, the testing program shall characterize the site constituents, horizontal and vertical extent, and, if possible, period of use. The testing program shall also address the California Register and National Register eligibility of the cultural resource and make recommendations as to the suitability of the resource for listing on either Register. The research design shall be submitted to the County of Los Angeles Regional Park and Open-Space District for review and comment. For sites determined, through the Testing Program, to be ineligible for listing on either the California or National Register, execution of the Testing Program will suffice as mitigation of project impacts to this resource. (**SCVAP 2012 EIR MM 3.8.2)**	Prior to the issuance of a grading permit and during grading and earth disturbance activities	Project Applicant and Construction Contractors	County of Los Angeles Regional Park and Open Space District and Native American Heritage Commission	
MM 5.3-7	All Project-related ground-disturbing activities in archaeologically sensitive sediments shall be monitored by a qualified Archaeologist to reduce any archaeological resources impacts to a level considered less than significant. The construction monitoring program shall be preceded by a pre-grade meeting in the field in which the Project Archaeologist shall explain the procedures necessary to protect and safely remove potentially significant archaeological resources, and shall establish procedures for monitoring based on the sensitivity of the sediments being graded, schedule, and other information received from the applicant. If potential cultural sites are identified during construction-related ground disturbances, all work in that location shall cease or be immediately diverted until the qualified archaeologist has evaluated the nature and significance of the find. The Project Applicant shall then be notified if the materials are believed to be potentially significant, and the archaeologist may recommend further study and mitigation to the satisfaction of LACDRP.	Prior to the issuance of a grading permit and during grading and earth disturbance activities	Project Applicant, Construction Contractors, and Qualified Archaeologist	County of Los Angeles Department of Regional Planning	
MM 5.3-8	At such time when the Project Archaeologist is on-site for monitoring activities, a qualified Native American Tribal Monitor shall be notified and invited to observe ground-disturbing activities. The Native American Tribal Monitor shall coordinate with the Project Archaeologist and provide input regarding potential resources or cultural sites. Should any resources be discovered, the procedures set forth in MM 5.3-2 shall be followed.	Prior to the issuance of a grading permit and during grading and earth disturbance activities	Project Applicant, Construction Contractors	County of Los Angeles Department of Regional Planning and Native American Heritage Commission	
MM 5.3-9	All Project-related ground-disturbing activities in paleontologically sensitive sediments shall be monitored by a qualified Paleontologist to reduce any impacts to non-renewable fossil resources to a level considered less than significant. The construction monitoring program shall be preceded by a pre-grade meeting in the field in which the Project Paleontologist shall explain the procedures necessary to protect and safely remove potentially significant fossil materials for study and curation at the Natural History Museum of Los Angeles County, and shall establish procedures for monitoring based on the sensitivity of the sediments being graded, schedule, and other information received from the applicant. If potential paleontological sites are identified during construction-related ground disturbances, all work in that location shall cease or be immediately diverted until the qualified paleontologist has evaluated the nature and significance of the find. The Project Proponent will then be notified if the materials are believed to be potentially significant, and the paleontologist may recommend further study and mitigation to the satisfaction of LACDRP.	Prior to the issuance of a grading permit and during grading and earth disturbance activities	Project Applicant, Construction Contractors, and Qualified Paleontologist	County of Los Angeles Department of Regional Planning	
Energy (Section 5.4 of the Draft SEIR)					
MM 5.4-1	The County shall review all development plans to guarantee that energy conservation and efficiency standards of Title 24 are met and are incorporated into the design of the proposed project prior to approval. (**SCVAP 2012 EIR MM 3.17-7)**	Prior to approval of development plans	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.4-2	The County shall review all development proposals to guarantee that sufficient energy resources and facilities are available to supply adequate energy to the proposed project and associated uses prior to approval. (**SCVAP 2012 EIR MM 3.17-6)**	Prior to approval of development plans	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning	

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Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
Greenhouse Gas Emissions (Section 5.7 of the Draft SEIR)					
MM 5.7-1	Prior to the issuance of building permits, the applicant shall provide evidence of green building practices and design elements that reduce GHG emissions, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards. (**SCVAP MM 3.4-1**)	Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.7-2	Prior to the issuance of building permits, the applicant shall provide evidence of energy- efficient designs, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards, such as those found in the Leadership in Energy and Environmental Design ("LEED") Green Building Ratings and/or comply with Title 24, Part 11, the California Green Building Standards Code. (**SCVAP MM 3.4-2**)	Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.7-3	Prior to the issuance of building permits, the applicant shall provide evidence of energy efficient lighting, heating and cooling systems, appliances, equipment, and control systems, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards. (**SCVAP MM 3.4-3**)	Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.7-4	Prior to the issuance of building permits, the applicant shall provide evidence of light colored "cool" roofs and cool pavements, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards. (**SCVAP MM 3.4-4**)	Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.7-5	Prior to the issuance of building permits, the applicant shall provide evidence of efficient lighting (including LEDs) for traffic, street, and other outdoor lighting purposes, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards. (**SCVAP MM 3.4-5**)	Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.7-6	Prior to the issuance of building permits, the applicant shall provide evidence of efficient pumps and motors for pools and spas, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards. (**SCVAP MM 3.4-6**)	Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.7-7	Prior to the issuance of building permits, the applicant shall provide evidence of the ability to install solar, and solar hot water heaters, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards. (**SCVAP MM 3.4-7**)	Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.7-8	Prior to the issuance of building permits for, the applicant shall provide evidence of water-efficient landscapes, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards. (**SCVAP MM 3.4-8**)	Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.7-9	Prior to the issuance of building permits, the applicant shall provide evidence of water efficient irrigation systems and devices, such as soil-based irrigation controls and use water-efficient irrigation methods, in accordance with the requirements of the ordinances adopted pursuant to the County's Green Building Program and other applicable State and County standards. (**SCVAP MM 3.4-9**)	Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.7-10	Prior to the issuance of building permits, the applicant or their contractor shall submit a site construction management plan for the reuse and recycle construction and demolition (including soil, vegetation, concrete, lumber, metal, and cardboard) to the Department of Public Works for review and approval in accordance with the requirements of the ordinances developed pursuant to the County's Green Building Program and other applicable State and County standards. (**SCVAP MM 3.4-10**)	Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.7-11	Prior to the issuance of building permits, the applicant shall provide evidence of reuse and recycling receptacles in residential, industrial, and commercial projects, in accordance with the requirements of the ordinances developed pursuant to the County's Green Building Program and other applicable State and County standards. (**SCVAP MM 3.4-11**)	Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.7-12	Prior to the issuance of building permits, the applicant shall provide evidence of consistency with "smart growth" principles to reduce GHG emissions (i.e., ensure mixed- use, infill and higher density projects provide alternatives to individual vehicle travel and promote efficient delivery of goods and services). (SCVAP MM 3.4-12)	Prior to the issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning	

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MM 5.7-13	Prior to implementing project approval, the applicant shall preserve existing trees, to the extent feasible and consistent with mitigation measures, encourage the planting of new trees consistent with the final landscape palettes, and create open space where feasible. (**SCVAP MM 3.4-13**)	Prior to implementing project approval	Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.7-14	Prior to the issuance of each residential occupancy permit, the Applicant or successor developer shall submit for approval to the County the plan for the applicable future homeowners association(s) to provide educational information to each homeowner on (1) water conservation; (2) energy conservation, including the use of energy-efficient lighting and the limiting of outdoor lighting; (3) the capabilities of buildings to support solar electricity generation and/or solar water heating; (4) mobile source emission reduction techniques, such as use of alternative modes of transportation and zero- or low-emission vehicles; (5) the use of solar heating, automatic covers, and efficient pumps and motors for pools and spas; and (6) recycling to all homeowners prior to individual purchase of property and again annually.	Prior to the issuance of each residential occupancy permit	Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.7-15	Prior to the issuance of each nonresidential occupancy permit, the Applicant or successor developer shall submit for approval to the County the plan to provide educational information to each owner or tenant on (1) water conservation; (2) energy conservation, including the use of energy-efficient lighting and the limiting of outdoor lighting; (3) the capabilities of buildings to support solar electricity generation and/or solar water heating; (4) mobile source emission reduction techniques, such as use of alternative modes of transportation and zero- or low-emission vehicles; and (5) recycling to all homeowners prior to individual purchase of property and again annually.	Prior to the issuance of each nonresidential occupancy permit	Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.7-16	Prior to the issuance of each grading and building permit, the applicant/developer shall require in contract specifications, that contractors set goals to limit unnecessary construction equipment idling to 3 minutes and include methods to encourage equipment operators to achieve the 3-minute goal.	Prior to the issuance of each grading and building permit	Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.7-17	Prior to the issue of the occupancy permit for the 1,000th residential unit, the master developer shall provide the County with plans for a weekly farmers' market to be sponsored by the homeowners' association or similar entity.	Prior to the issue of the occupancy permit for the 1,000th residential unit,	Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
Hydrology and Water Quality (Section 5.8 of the Draft SEIR)					
MM 5.8-1	The Project will develop and implement an Integrated Pest Management Plan as a mitigation measure in accordance with the integrated pest management and pesticide and fertilizer application guidelines established by the University of California Division of Agriculture and Natural Resources Statewide Integrated Pest Management Program (http://www.ipm.ucdavis.edu/). The IPM Plan, which will serve to control nutrients and reduce pesticide use, will include the following components: 1. Roles and responsibilities. The IPM Plan will identify the key decision makers in the program, other key roles (such as the person responsible for recordkeeping), and the program funding mechanisms. 2. Pest identification. The IPM Plan will identify plant species and potential pests for these plant species. The Plan shall provide references to resources (e.g., existing field manuals) and identify tools (e.g., hand lens) that can be used to facilitate identification. 3. Practices to prevent pest incidence and reduce pest buildup. The IPM Plan will include a list of acceptable management strategies for each potential pest. For example, effective practices include modifying landscaping to be less conducive to pest survival, using pest-resistant plant varieties, using mulch to suppress weeds, encouraging naturally occurring biological controls, educating the public to be more tolerant of pests, removing pests mechanically or with barriers and traps, developing a list of pesticides that are less toxic to the environment, and developing formulations that will control the pest if other methods are not successful. 4. Monitoring to examine vegetation and surrounding areas for pests to evaluate trends and to identify when controls are needed. The IPM Plan will establish monitoring guidelines for the potential pests and beneficial insects. Monitoring procedures shall include regular visual inspections or checking with traps and methods to quantify observations. The monitoring program shall be used to evaluate when pests may become intolerable and to evaluate the level of effectiveness of controls. 5. Establishment of action thresholds that trigger control actions. The IPM Plan will establish injury levels and action thresholds for each potential pest that is listed in the plan. The injury level is the number of pests	Prior to issuance of occupancy permits and throughout Project operation	Construction Contractor, Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning	

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Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
associated with intolerable damage. Action thresholds are the set of conditions required to trigger a control action, usually pesticide application. 6. Pest control methods. The IPM Plan will describe cultural, mechanical, environmental, and biological pest control methods and shall list pesticides authorized for use and the Safety Data Sheets for each pesticide. The Plan will include specific criteria for selecting pest management methods, for example, those that are least disruptive to natural controls and least damaging to water quality, and procedures for evaluating the effectiveness of the control method. 7. Fertilizer management. The IPM Plan will describe soil assessment techniques, fertilizer types, application methods, and proper storage and handling of fertilizers. 8. Pesticide management. The IPM Plan will discuss pesticide safety (e.g., Material Safety Data Sheets, precautionary statements, and protective equipment); regulatory requirements; spill mitigation; groundwater and surface water protection measures associated with pesticide use; and pesticide applicator certifications, licenses, and training (i.e., all pesticide applicators must be certified by the California Department of Pesticide Regulation). The IPM Plan will include a pesticide application guidelines/checklist. For example, the application equipment must be calibrated correctly and written records must be kept of any pesticide application. 9. Irrigation management. The IPM Plan will describe the low volume water approaches to landscape irrigation, such as drip type and sprinkler systems with SMART controllers, and shall also describe the training to be provided to landscape crews that will focus on applying water only when needed to enhance plant root growth, managing irrigation to avoid conditions conducive to disease development, and minimizing runoff containing pollutants. 10. Record keeping. The IPM Plan will describe the records that will be maintained for program implementation, including pest identification and monitoring results, when and where various pest suppression techniques were implemented, pesticide application records, observed side effects of the treatment on non-target species, and public complaints and positive feedback received. 11. Training. The IPM Plan will describe continuing education of pest management personnel. 12. Effectiveness evaluation. The IPM Plan will describe the methods to be used to evaluate the overall effectiveness of the program and the schedule for reviewing the Plan to incorporate new IPM technology.					
Noise (Section 5.10 of the Draft SEIR)					
MM 5.10-A	With concurrence from the Castaic Union School District, the Applicant will construction a minimum 3-foot-high sound wall along the eastern edge of the outdoor fields, a 6-foot high wall along the eastern edge of the school parking lot, and a 3-foot high wall along the western edge of Ridge Route Road north of the school parking lot to block noise from project-related traffic to the school playground and school buildings. The location of the proposed sound wall is shown in Figure 1.	Prior to issuance of grading permits and building permits and during construction	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.10-B	During construction, the Applicant will place a flagman at the campus during school hours to ensure school and construction traffic flow safely in the school vicinity.	Prior to issuance of grading permits and building permits and during construction	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.10-C	The Applicant will ensure that access to the campus is always preserved during construction.	Prior to issuance of grading permits and building permits and during construction	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.10-1	Maintain adequate buffer distances from nearby residences to freeways, high traffic volume roads, railroads, airports, manufacturing facilities, industrial facilities, mining centers and other existing processing plants where the public may be affected by noise. **(SCVAP MM 3.18-2)**	Prior to issuance of grading permits and building permits	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.10-2	Sound barriers should be required of the owners of the proposed sensitive land uses adjacent to high noise sources, to protect the public from significant noise impacts. **(SCVAP MM 3.18-4)**	Prior to issuance of grading permits and building permits	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning	

TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
MM 5.10-3	The placement of telecommunication towers and antennas power boxes should comply with noise ordinances. All related equipment should be rated not to exceed 45 dB(A) at any residential property line. **(SCVAP MM 3.18-6)**	Prior to approval of utility plans	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.10-4	Prior to the issuance of each permit for clearing, grading, or building within 500 feet of existing residences or the Northlake Elementary School, the Developer shall demonstrate that the construction plans or specifications include the following noise-abatement and control measures. This measure applies to all phases of construction. • All construction equipment, including internal combustion engines and stationary equipment (used for construction purposes) shall be equipped with noise-reducing features such as, but not limited to, improved mufflers, intake silencers, ducts, engine enclosures, and acoustical shields or shrouds. • Stationary sources located within 450 feet of the Northlake elementary School or off-site residences shall have noise abatement, such as engine enclosures or placed behind barriers, to limit the noise level at the sensitive receptor to 60 dBA L_{eq} or less. • Stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. • On-site and off-site construction haul routes shall be designed to avoid noise-sensitive uses, as feasible. • Equipment and material staging areas and equipment maintenance areas shall be located at least 500 feet from sensitive noise receivers, if feasible.	Prior to the issuance of each permit for clearing, grading, or building within 500 feet of existing residences or the Northlake Elementary School	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.10-5	To the extent feasible, intensive noise activity (e.g., operation of earth moving equipment) within 750 feet of the Northlake Elementary School shall be scheduled to occur when classroom instruction is not scheduled. If grading or similar construction activity within 150 feet of the school is to occur for longer than one day while school is in session, the Developer shall install a temporary noise barrier between the construction area and the school. The barrier shall be 12 feet high and solid from the ground to the top. The barrier shall be constructed with plywood that is at least ½ inch thick or with another material that creates a noise transmission loss of at least 20 dBA. The barrier shall be located to break the line of sight between the school and the construction area. Where feasible, the barrier shall remain in place until the completion of construction near the school. This measure applies to all phases of construction.	Prior to initiation of any construction activity within 750 feet of Northlake Elementary School	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.10-6	If grading or similar construction activity within 150 feet of off-site residences is to occur for longer than one day, the Developer shall install a temporary noise barrier between the construction area and the residences. The barrier shall be 12 feet high and solid from the ground to the top. The barrier shall be constructed with plywood that is at least ½ inch thick or with another material that creates a noise transmission loss of at least 20 dBA. The barrier shall be located to break the line of sight between the residences and the construction area. Where feasible, the barrier shall remain in place until the completion of construction near the residences. This measure applies to all phases of construction.	Prior to issuance of a building permit for each industrial and commercial land use	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.10-7	Prior to issuing of a building permit for each industrial and commercial land use, the Developer shall submit a noise analysis to the County demonstrating that projected noise levels from stationary sources, vehicle activity, loading docks, and similar sources will not exceed the exterior noise standards of Section 12.08.390 of the County Code. For purposes of this MM, school use shall be considered as a residential use (Zone II) in the County Code. The noise analysis shall, to the extent feasible, be cumulative, considering not only the noise generated by the proposed development but also noise generated by adjacent and nearby stationary sources. Where the adjacent properties have not been developed, the analysis should show that the noise level from the proposed development would be far enough below the standard to allow a reasonable increment for future noise sources without exceeding the standard.	Prior to issuance of a building permit for each industrial and commercial land use	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.10-8	Prior to issuing of a building permit for each multi-family residential use, the Developer shall submit a noise analysis to the County demonstrating that projected air conditioning and refrigeration equipment noise levels would be exceed the standards of Section 12.08.530 of the County Code.	Prior to issuance of a building permit for each multi-family residential use	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.10-9	Prior to issuing of building permits for single family and duplex residences adjacent to Ridge Route Road, Northlake Boulevard, A Street, B Street, or E Street, and for multi-family residences adjacent to Ridge Route	Prior to issuance of building permits for single family and duplex	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning	

TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
Road and Northlake Boulevard, the Developer shall submit a noise analysis to the County demonstrating that projected exterior noise levels at areas where residents would reasonably be expected to spend more than one hour, such as back yards, would not exceed 60 dBA CNEL for single family and duplex residences and 65 dBA CNEL for multi-family residences. This standard is based on the California Land Use Compatibility Guidelines. Noise abatement may be achieved by setbacks, berms, and walls. The noise analysis shall also demonstrate that interior noise levels in all habitable rooms would of duplexes and multi-family residences would not exceed 45 dBA CNEL, as required by the California Building Code.	residences adjacent to Ridge Route Road, Northlake Boulevard, A Street, B Street, or E Street, and for multi-family residences adjacent to Ridge Route Road and Northlake Boulevard			
MM 5.10-10 Prior to issuing of building permits for commercial land uses adjacent to Ridge Route Road, the Developer shall submit a noise analysis to the County demonstrating that projected exterior noise levels at areas where patrons would reasonably be expected to spend more than one hour, such as outdoor restaurant seating, would not exceed 70 dBA CNEL.	Prior to issuance of building permits for commercial land uses adjacent to Ridge Route Road	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.10-11 Prior to the issuance of each grading permit, the Developer shall submit plans and/or specifications to the County demonstrating that site preparation and grading within 265 feet of a residence or the NorthLake Elementary School shall be performed with equipment that will not cause a vibration exceeding 0.01 peak particle velocity (ppv) inch per second (in/sec).	Prior to the issuance of each grading permit	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
MM 5.10-12 If blasting is required, the Applicant or its contractor shall hire a certified blasting expert to develop a blasting program to be approved by the County Department of Public Works. The program shall include but not be limited to the following elements: • Design the blast to limit noise and vibration at any residence or the NorthLake Elementary School to the limits recommended by the Office of Surface Mining Reclamation and Enforcement or similarly recognized authority. • Based on the blasting locations, define an impact area where noise and vibration impacts are anticipated to be distinctly perceptible. • Inform all homeowners and tenants in the impact area of the Project, the planned blasting program, and the anticipated noise and vibration impacts. In addition to printed literature, have a public meeting. Provide a contact for homeowners for pre- and post-blast questions. • Use blast signals to notify residents prior to each blast. • Monitor blasts to verify noise and vibration levels at the nearest receptor(s).	Prior to commencement of any blasting activities	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
Public Services				
SCVAP MM 3.15-2 Concurrent with the issuance of building permits, the project applicant shall participate in the Developer Fee Program to the satisfaction of the County of Los Angeles Fire Department.	Concurrent with the issuance of building permits	Applicant	County of Los Angeles Fire Department	
SCVAP MM 3.15-3 Adequate water availability shall be provided to service construction activities of any project to the satisfaction of the County of Los Angeles Fire Department.	Prior to approval of development plans	Applicant	County of Los Angeles Fire Department	
SCVAP MM 3.15-4 Development applicant(s) shall be required to pay the Los Angeles County Sheriff's established law enforcement facility fees for North Los Angeles County prior to issuance of a certificate of occupancy on any structure. The fees are for the acquisition and construction of public facilities to provide adequate service to the residents of the County's Planning Area.	Prior to approval of development application	Applicant	County of Los Angeles Fire Department	
SCVAP MM 3.15-1 Project developers shall pay the current library fee at the time of building permit issuance ($885.00 per residential unit for FY 2016-17) to the County of Los Angeles to offset the demand for library items and building square footage generated by the proposed project. The library mitigation payment shall be made on a building permit by building permit basis by the developer for residential projects.	Prior to issuance of building permits	Applicant and Future Developers	County of Los Angeles Department of Regional Planning	
Traffic, Access, and Circulation (Section 5.11 of the Draft SEIR)				
MM 5.11-3 Prior to construction activities, the Project Applicant shall prepare and submit a detailed Construction Traffic Control Plan to the County of Los Angeles Department of Public Works for review and approval. The Construction Traffic Control Plan shall describe in detail safe detours and provide temporary traffic control during construction activities for the project. To reduce traffic congestion, the Plan shall include, as necessary,	Prior to the issuance of building permit	Project Applicant and Future Developers	County of Los Angeles Department of Public Works	

TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM

	Mitigation Measures	Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
	appropriate, and practicable, the following: temporary traffic controls (e.g., a flag person) during all phases of construction to maintain smooth traffic flow; dedicated turn lanes for movement of construction trucks and equipment on and off site; scheduling of construction activities that affect traffic flow on the arterial system to off-peak hours; consolidation of truck deliveries; rerouting of construction trucks away from congested streets or sensitive receptors; and/or signal synchronization to improve traffic flow.				
Utilities (Section 5.12 of the Draft SEIR)					
MM 5.12-1	The project applicant shall provide all onsite water system improvements and shall contribute to required new or upgraded existing offsite improvements to meet all water supply needs for the proposed development. (**1992 SP EIR MM 4.12.1)**	Prior to the issuance of building permits	Project Applicant and Future Developers	County of Los Angeles Department of Public Works and Newhall County Water District	
MM 5.12-2	All water system improvements shall be sized at the water improvement plan check stage of development. **(1992 SP EIR MM 4.12.2)**	Prior to approval of water improvement plan(s)	Project Applicant, Future Developers and Construction Contractor	County of Los Angeles Department of Public Works	
MM 5.12-3	Project connection fees would be deposited into a capital improvement fund to help pay for new facilities and expansion required by the Districts; **(1992 SP EIR MM 4.9.3)**	Prior to connection to Los Angeles Sanitation Districts facilities	Project Applicant	County of Los Angeles Department of Regional Planning and Los Angeles Sanitation Districts	
MM 5.12-4	Payment of the connection fees is required for issuance of a permit to connect the project to surrounding Los Angeles County Sanitation District facilities, if necessary**. (1992 SP EIR MM 4.9.4)**	Prior to issuance of permit to connect the project to surrounding Los Angeles County Sanitation District facilities	Project Applicant	County of Los Angeles Department of Regional Planning and Los Angeles County Sanitation District	
MM 5.12-5	Routine testing of pre-discharge treated effluent should be conducted to monitor compliance with established water quality control limits. (**1992 SP EIR MM 4.9.7)**	During construction activities and Project operation	Project Applicant	County of Los Angeles Department of Regional Planning	
MM 5.12-6	Prior to issuance of occupancy permits, the Project Applicant shall provide evidence to the County of payment of connection fees in compliance with the requirements of the Newhall County Water District.	Prior to issuance of occupancy permits	Project Applicant	County of Los Angeles Department of Regional Planning and Newhall County Water District	
MM 5.12-7	Prior to connection to the Los Angeles County Sanitation District's wastewater system, the Project Applicant shall provide evidence of payment of the Santa Clarita Valley Sanitation District's Connection Fee Program.	Prior to connection to the Los Angeles County Sanitation District's wastewater system	Project Applicant	Los Angeles County Sanitation District and Santa Clarita Valley Sanitation District	
MM 5.12-8	Prior to issuance of occupancy permits, the Project Applicant shall coordinate with the Los Angeles County Sanitation Districts to upsize the existing 12-inch VCP Castaic Trunk Sewer in Ridge Route Road (south of the intersection with Lake Hughes Road), as determined necessary by the LA County Sanitation Districts to accommodate future flow volumes.	Prior to the issuance of occupancy permits	Project Applicant	County of Los Angeles Department of Regional Planning and Los Angeles County Sanitation District	
MM 5.12-9	Monitor growth, and coordinate with water districts as needed to ensure that long-range needs for potable and reclaimed water will be met. (**SCVAP 2012 EIR MM 3.13.3)**	Prior to approval of development plans	Project Applicant	County of Los Angeles Department of Regional Planning	
MM 5.12-10	If water supplies are reduced from projected levels due to drought, emergency, or other unanticipated events, take appropriate steps to limit, reduce, or otherwise modify growth permitted by the Area Plan in consultation with water districts to ensure adequate long-term supply for existing businesses and residents. **(SCVAP 2012 EIR MM 3.13.4)**	Prior to approval of development plans	Project Applicant	County of Los Angeles Department of Regional Planning	
MM 5.12-11	Require that all new development proposals demonstrate a sufficient and sustainable water supply prior to approval. (**SCVAP 2012 EIR MM 3.13.5)**	Prior to approval of development plans	Project Applicant	County of Los Angeles Department of Regional Planning	
MM 5.12-12	Require the use of drought tolerant landscaping, native California plant materials, and evapotranspiration (smart) irrigation systems. (**SCVAP 2012 EIR MM 3.13.6)**	Prior to approval of landscape plans	Project Applicant	County of Los Angeles Department of Regional Planning	

TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
MM 5.12-13	In making land use decisions, consider the complex, dynamic, and interrelated ways that natural and human systems interact, such as the interactions between energy demand, water demand, air and water quality, and waste management. (**SCVAP 2012 EIR MM 3.13.8)**	Prior to approval of development plans	Project Applicant	County of Los Angeles Department of Regional Planning	
MM 5.12-14	In coordination with applicable water suppliers, adopt and implement a water conservation strategy for public and private development. (**SCVAP 2012 EIR MM 3.13.9)**	Prior to approval of development plans	Project Applicant	County of Los Angeles Department of Regional Planning	
MM 5.12-15	Provide examples of water conservation in landscaping through use of low water use landscaping in public spaces such as parks, landscaped medians and parkways, plazas, and around public buildings. (**SCVAP 2012 EIR MM 3.13.10)**	Prior to approval of landscape plans	Project Applicant	County of Los Angeles Department of Regional Planning	
MM 5.12-16	Require low water use landscaping in new residential subdivisions and other private development projects, including a reduction in the amount of turf-grass. (**SCVAP 2012 EIR MM 3.13.11)**	Prior to approval of landscape plans	Project Applicant	County of Los Angeles Department of Regional Planning	
MM 5.12-17	Provide informational materials to applicants and contractors on the Castaic Lake Water Agency's Landscape Education Program, and/or other information on xeriscape, native California plants, and water conserving irrigation techniques as materials become available. (**SCVAP 2012 EIR MM 3.13.12)**	Prior to commencement of grading or construction activities	Project Applicant	County of Los Angeles Department of Regional Planning	
MM 5.12-18	Promote the use of low-flow and/or waterless plumbing fixtures and appliances in all new non-residential development and residential development of five or more dwelling units. (**SCVAP 2012 EIR MM 3.13.13)**	Prior to issuance of occupancy permits	Project Applicant	County of Los Angeles Department of Regional Planning	
MM 5.12-19	Support amendments to the County Building Code that would promote upgrades to water and energy efficiency when issuing permits for renovations or additions to existing buildings. (**SCVAP 2012 EIR MM 3.13.14)**	Prior to the issuance of permits for renovations or additions to existing buildings	Project Applicant	County of Los Angeles Department of Regional Planning	
MM 5.12-20	Apply water conservation policies to all pending development projects, including approved tentative subdivision maps to the extent permitted by law. Where precluded from adding requirements by vested entitlements, encourage water conservation in construction and landscape design. (**SCVAP 2012 EIR MM 3.13.15)**	Prior to approval of development plans	Project Applicant	County of Los Angeles Department of Regional Planning	
MM 5.12-21	Upon the availability of non-potable water services, discourage and consider restrictions on the use of potable water for washing outdoor surfaces. (**SCVAP 2012 EIR MM 3.13.16)**	At the time when non-potable water services are available	Project Applicant	County of Los Angeles Department of Regional Planning	
MM 5.12-22	In cooperation with the Sanitation District and other affected agencies, expand opportunities for use of recycled water for the purposes of landscape maintenance, construction, water recharge, and other uses as appropriate. (**SCVAP 2012 EIR MM 3.13.17)**	Prior to construction and during Project operation	Project Applicant and County of Los Angeles Department of Regional Planning	County of Los Angeles Department of Regional Planning and Los Angeles County Sanitation District	
MM 5.12-23	Require new development to provide the infrastructure needed for delivery of recycled water to the property for use in irrigation, even if the recycled water main delivery lines have not yet reached the site. (**SCVAP 2012 EIR MM 3.13.18)**	Prior to approval of development plan	Project Applicant and Construction Contractor	County of Los Angeles Department of Regional Planning	
MM 5.12-24	Participate and cooperate with other agencies to complete, adopt, and implement an Integrated Regional Water Management Plan to build a diversified portfolio of water supply, water quality, and resource stewardship priorities for the Santa Clarita Valley. (**SCVAP 2012 EIR MM 3.13.20)**	Prior to and during Project operation	Project Applicant and County of Los Angeles Department of Regional Planning	County of Los Angeles Department of Regional Planning	
MM 5.12-25	Require that all new development proposals demonstrate a sufficient and sustainable water supply prior to approval. (**SCVAP 2012 EIR MM 3.13.21)**	Prior to project approval	Project Applicant	County of Los Angeles Department of Regional Planning	
MM 5.12-26	Promote energy efficiency and water conservation upgrades to existing non-residential buildings at the time of major remodel or additions. (**SCVAP 2012 EIR MM 3.13.22)**	Prior to approval of applicable permits for remodel or additions	County of Los Angeles Department of Regional Planning	County of Los Angeles Department of Regional Planning	
MM 5.12-27	Landscaping shall emphasize drought-tolerant vegetation (xeriscaping) where not watered with reclaimed water. Plants of similar water use shall be grouped to reduce over-irrigation of low-water-using plants. Those areas not designed in xeriscape shall be gauged to receive irrigation using the minimal requirements. (**1992 SP EIR MM 4.12.6)**	Prior to approval of landscape plans	Project Applicant, Future Developers and Construction Contractor	County of Los Angeles Department of Regional Planning	
MM 5.12-28	Residential occupants shall be informed as to the benefits of low-water-using landscaping and sources of additional assistance in xeriscaping. (**1992 SP EIR MM 4.12.7)**	During operation	Project Applicant and Future Developers	County of Los Angeles Department of Regional Planning	

TABLE 4-1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures		Mitigation Timing	Responsible Agency/Party	Monitoring Agency/Party	Completion Date (Signature Required)
MM 5.12-29	The County of Los Angeles shall follow state regulations in implementing the goals, policies, and programs identified in the Los Angeles County Integrated Waste Management Plan in order to achieve and maintain a minimum of 50 percent reduction in solid waste disposal through source reduction, reuse, recycling, and composting. In response to California's 75 Percent Initiative, at least 75 percent of all solid waste will be recycled or reused by 2020. Additionally, the Project Applicant or Construction Manager shall ensure that a minimum of 65 percent of the non-hazardous construction and demolition debris will be recycled and/or salvaged or meet a local construction and demolition waste management ordinance. (**SCVAP 2012 EIR MM 3.17.1)**	During construction activities and Project operation	Project Applicant, Future Developers, and/or Construction Manager	County of Los Angeles Department of Regional Planning	
MM 5.12-30	The County shall require all future commercial, industrial and multifamily residential development to provide adequate areas for the collection and loading of recyclable materials (i.e., paper products, glass, and other recyclables) in compliance with the State Model Ordinance, implemented on September 1, 1994, in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991. (**SCVAP 2012 EIR MM 3.17.2)**	During construction activities and Project operation	Project Applicant and Construction Contractor	County of Los Angeles Department of Regional Planning	
MM 5.12-31	The County shall require all development projects to coordinate with appropriate County agencies to ensure that there is adequate waste disposal capacity to meet the waste disposal requirements of the County's Planning Area, and the County shall recommend that all development projects incorporate measures to promote waste reduction, reuse, recycling, and composting. (**SCVAP 2012 EIR MM 3.17.3)**	Prior to development plan approval	Project Applicant	County of Los Angeles Department of Regional Planning and Sanitation Districts of Los Angeles County	
MM 5.12-32	All new development in the County's Planning Area will be required to implement existing and future waste reduction programs in conformance with the County's Planning Area SRRE program. (**SCVAP 2012 EIR MM 3.17.4)**	During construction activities and Project operation	Project Applicant, Future Developers and Construction Contractor	County of Los Angeles Department of Regional Planning	
MM 5.12-33	Any hazardous waste that is generated on site, or is found on site during demolition, rehabilitation, or new construction activities shall be remediated, stored, handled, and transported in compliance per appropriate local, state, and federal laws, as well as with the County's SRRE. (**SCVAP 2012 EIR MM 3.17.5)**	During demolition, rehabilitation, or construction activities	Project Applicant, Future Developers and Construction Contractor	County of Los Angeles Department of Regional Planning	
MM 5.12-34	Collection/storage facilities for recyclables shall be incorporated into all building designs and/or a conveniently located recycling area shall be developed on the project site for use by all occupants/users of the commercial/industrial uses. (**1992 SP EIR MM 4.13.1)**	During construction activities and Project operation	Project Applicant, Future Developers and Construction Contractor	County of Los Angeles Department of Regional Planning	
MM 5.12-35	The owner and/or tenants of all onsite commercial and industrial uses shall comply with all applicable federal, state and local requirements for handling hazardous materials. Onsite businesses handling hazardous materials shall submit a Business Plan which will include information or inventories, employee training and emergency response plans and procedures. (**1992 SP EIR MM 4.13.2)**	During Project operation	Applicant, Future Developers, and Onsite commercial and industrial owners and/or tenants	County of Los Angeles Department of Regional Planning	
MM 5.12-36	Removal of hazardous materials, waste from the project site shall be conducted by registered waste hauler in accordance with all applicable rules and regulations. (**1992 SP EIR MM 4.13.3)**	During construction activities and Project operation	Project Applicant, Future Developers and Construction Contractor	County of Los Angeles Department of Regional Planning	
MM 5.12-37	All hazardous materials used in association with future onsite businesses shall be stored in specific locations and clearly marked as to contents. (**1992 SP EIR MM 4.13.4)**	During Project operation	Applicant, Future Developers, and Onsite commercial and industrial owners and/or tenants	County of Los Angeles Department of Regional Planning	